

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

4 Peta Court, Blairgowrie Vic 3942

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$2,000,000 & \$2,200,000

Median sale price

Median price \$1,575,000 Property Type House Suburb Blairgowrie

Period - From 01/07/2022 to 30/06/2023 Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	56 Macfarlan Av BLAIRGOWRIE 3942	\$2,020,000	31/07/2023
2	16 Henry St BLAIRGOWRIE 3942	\$1,830,000	06/05/2023
3	76 Macfarlan Av BLAIRGOWRIE 3942	\$1,802,000	07/10/2023

OR

~~B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

09/10/2023 13:52



4 2 2

Property Type: House (Res)
Land Size: 1309 sqm approx
Agent Comments

Indicative Selling Price
\$2,000,000 - \$2,200,000
Median House Price
Year ending June 2023: \$1,575,000

Comparable Properties



56 Macfarlan Av BLAIRGOWRIE 3942 (REI)

Agent Comments

3 2 3

Price: \$2,020,000
Method: Private Sale
Date: 31/07/2023
Property Type: House
Land Size: 1012 sqm approx



16 Henry St BLAIRGOWRIE 3942 (REI/VG)

Agent Comments

5 3 4

Price: \$1,830,000
Method: Auction Sale
Date: 06/05/2023
Property Type: House (Res)
Land Size: 818 sqm approx



76 Macfarlan Av BLAIRGOWRIE 3942 (REI)

Agent Comments

3 2 4

Price: \$1,802,000
Method: Auction Sale
Date: 07/10/2023
Property Type: House
Land Size: 793 sqm approx

Account - Jellis Craig | P: 03 5984 0999 | F: 03 5984 0522