

## 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

57 OCEAN ROAD BLAIRGOWRIE VIC 3942

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$3,100,000

&

\$3,350,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,672,500

Property type

House

Suburb

Blairgowrie

Period-from

01 Mar 2023

to

29 Feb 2024

Source

Corelogic

### 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 6 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

24 BEACH AVENUE BLAIRGOWRIE VIC 3942	\$3,460,000	08-Feb-24
25 ST JOHNS WOOD ROAD BLAIRGOWRIE VIC 3942	\$4,250,000	25-Jan-24

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 6 months.

This Statement of Information was prepared on: 04 March 2024



**24 BEACH AVENUE BLAIRGOWRIE VIC 3942** Sold Price <sup>RS</sup> **\$3,460,000** <sup>UN</sup> Sold Date **08-Feb-24**

4 3 2

Distance **0.68km**



**25 ST JOHNS WOOD ROAD BLAIRGOWRIE VIC 3942** Sold Price <sup>RS</sup> **\$4,250,000** Sold Date **25-Jan-24**

5 5 4

Distance **0.97km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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