

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

490 MELBOURNE ROAD BLAIRGOWRIE VIC 3942

Indicative selling price

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

Single Price

or range
between

\$1,295,000

&

\$1,395,00

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,683,750

Property type

House

Suburb

Blairgowrie

Period-from

01 Sep 2022

to

31 Aug 2023

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

4 FOAM AVENUE BLAIRGOWRIE VIC 3942	\$1,410,000	19-Aug-23
44 HUGHES ROAD SORRENTO VIC 3943	-	26-Aug-23
7 KAY STREET BLAIRGOWRIE VIC 3942	\$1,455,000	06-May-23

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: **31 st October 2023**

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**4 FOAM AVENUE BLAIRGOWRIE
VIC 3942**

4 2 1

Sold Price

^{RS} **\$1,410,000**

Sold Date **19-Aug-23**

Distance **0.16km**



**44 HUGHES ROAD SORRENTO VIC
3943**

4 2 2

Sold Price

^{RS} - ^{UN}

Sold Date **26-Aug-23**

Distance **0.62km**



**7 KAY STREET BLAIRGOWRIE VIC
3942**

3 1 2

Sold Price

\$1,455,000

Sold Date **06-May-23**

Distance **0.29km**

RS = Recent sale **UN** = Undisclosed Sale

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