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<br>Including suburb and postcode | 13 WHITEHEAD STREET 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 | $1,150,000 | & | $1,250,000 |

## Median sale price

(*Delete house or unit as applicable)

| | | | | | |
|---|---|---|---|---|---|
| Median Price | $1,420,000 | Property type | House | Suburb | Blairgowrie |
| Period-from | 01 Jan 2024 | to | 31 Dec 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 |
|---|---|---|
| 14 EGERTON STREET BLAIRGOWRIE VIC 3942 | $1,190,000 | 10-Aug-24 |
| 100 WILLIAM ROAD BLAIRGOWRIE VIC 3942 | $1,150,000 | 24-Jul-24 |
| 19 FAWKNER AVENUE BLAIRGOWRIE VIC 3942 | $1,225,000 | 10-Oct-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: 24 January 2025

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**14 EGERTON STREET BLAIRGOWRIE VIC 3942**

3 3 2

Sold Price **$1,190,000** Sold Date **10-Aug-24**

Distance **0.47km**



**100 WILLIAM ROAD BLAIRGOWRIE VIC 3942**

3 2 2

Sold Price **$1,150,000** Sold Date **24-Jul-24**

Distance **0.53km**



**19 FAWKNER AVENUE BLAIRGOWRIE VIC 3942**

3 1 -

Sold Price RS **$1,225,000** UN Sold Date **10-Oct-24**

Distance **0.65km**

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

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