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 | 18 REEVES 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 | $1,395,000 | & | $1,525,000 |

## Median sale price

(*Delete house or unit as applicable)

| | | | | | |
|---|---|---|---|---|---|
| Median Price | $1,475,000 | Property type | House | Suburb | Blairgowrie |
| Period-from | 01 Nov 2023 | to | 31 Oct 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 |
|---|---|---|
| 37 MELIBEE STREET BLAIRGOWRIE VIC 3942 | $1,490,000 | 30-Aug-24 |
| 31 DANA AVENUE BLAIRGOWRIE VIC 3942 | $1,600,000 | 02-Oct-24 |
| 70 CANTERBURY JETTY ROAD BLAIRGOWRIE VIC 3942 | $1,340,000 | 12-Jun-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: 06 November 2024

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**37 MELIBEE STREET BLAIRGOWRIE VIC 3942**

3 2 2

Sold Price **$1,490,000** Sold Date **30-Aug-24**

Distance **0.33km**



**31 DANA AVENUE BLAIRGOWRIE VIC 3942**

3 2 2

Sold Price RS **$1,600,000** UN Sold Date **02-Oct-24**

Distance **1.08km**



**70 CANTERBURY JETTY ROAD BLAIRGOWRIE VIC 3942**

3 2 2

Sold Price **$1,340,000** Sold Date **12-Jun-24**

Distance **0.41km**

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

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