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 Bakewell Court 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	$1,499,000	&	$1,645,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$1,350,000	Property type	House	Suburb	Blairgowrie
Period-from	01 Sep 2020	to	31 Aug 2021	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
2 Hester Street Blairgowrie VIC 3942	$1,550,000	24-Apr-21
538 Melbourne Road Blairgowrie VIC 3942	$1,425,000	20-Jul-21
35 Seaview Street Blairgowrie VIC 3942	$1,402,000	03-Apr-21

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 September 2021

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2 Hester Street Blairgowrie VIC 3942

3 2 2

Sold Price **$1,550,000** Sold Date **24-Apr-21**

Distance **0.32km**



538 Melbourne Road Blairgowrie VIC 3942

3 2 2

Sold Price RS **$1,425,000** Sold Date **20-Jul-21**

Distance **0.39km**



35 Seaview Street Blairgowrie VIC 3942

4 2 2

Sold Price **$1,402,000** Sold Date **03-Apr-21**

Distance **0.38km**

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

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