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	16 Hester Street, Blairgowrie Vic 3942

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between $1,350,000 & $1,485,000

Median sale price

Median price $1,362,500 Property Type House Suburb Blairgowrie

Period - From 01/10/2023 to 30/09/2024 Source REIV

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 six 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
1	19 Koonya Av BLAIRGOWRIE 3942	$1,600,000	02/05/2024
2			
3			

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 six months.

This Statement of Information was prepared on: 14/10/2024 10:58

16 Hester Street, Blairgowrie Vic 3942



4 2 0

Property Type: House
Land Size: 919 sqm approx

Agent Comments

Indicative Selling Price
$1,350,000 - $1,485,000
Median House Price
Year ending September 2024: $1,362,500

Comparable Properties



19 Koonya Av BLAIRGOWRIE 3942 (VG)

4 - -

Price: $1,600,000
Method: Sale
Date: 02/05/2024
Property Type: House (Res)
Land Size: 655 sqm approx

Agent Comments

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 six months.

Account - Jellis Craig | P: 03 5984 0999 | F: 03 5984 0522

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