

# 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 97 Macfarlan Avenue, Blairgowrie Vic 3942

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,050,000 & \$1,150,000

### Median sale price

Median price \$1,100,000 Property Type House Suburb Blairgowrie

Period - From 01/10/2018 to 30/09/2019 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	65 Fawkner Av BLAIRGOWRIE 3942	\$1,210,000	27/10/2019
2	417 Melbourne Rd BLAIRGOWRIE 3942	\$1,205,000	03/09/2019
3	32 St Johns Wood Rd BLAIRGOWRIE 3942	\$1,110,000	23/07/2019

**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: 04/12/2019 13:54



3   2   1

**Property Type:** House  
**Land Size:** 923 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,050,000 - \$1,150,000  
**Median House Price**  
Year ending September 2019: \$1,100,000

## Comparable Properties



**65 Fawkner Av BLAIRGOWRIE 3942 (REI/VG)**   **Agent Comments**

4   2   2

**Price:** \$1,210,000  
**Method:** Private Sale  
**Date:** 27/10/2019  
**Property Type:** House  
**Land Size:** 804 sqm approx



**417 Melbourne Rd BLAIRGOWRIE 3942 (REI/VG)**   **Agent Comments**

4   2   5

**Price:** \$1,205,000  
**Method:** Private Sale  
**Date:** 03/09/2019  
**Property Type:** House  
**Land Size:** 783 sqm approx



**32 St Johns Wood Rd BLAIRGOWRIE 3942 (REI/VG)**   **Agent Comments**

3   2   2

**Price:** \$1,110,000  
**Method:** Private Sale  
**Date:** 23/07/2019  
**Property Type:** House  
**Land Size:** 729 sqm approx