

# STATEMENT OF INFORMATION

77 REVELL STREET, BLAIRGOWRIE, VIC 3942

PREPARED BY BRIGGS SHAW REAL ESTATE



**Briggs Shaw** REAL ESTATE

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**77 REVELL STREET, BLAIRGOWRIE, VIC**

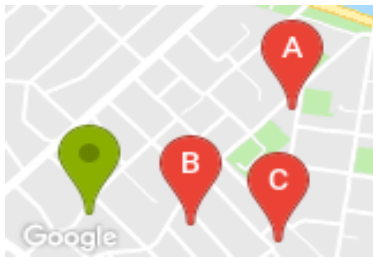
4 3 2

Indicative Selling Price

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

Price Range: **\$1,250,000 to \$1,350,000**

## MEDIAN SALE PRICE



**BLAIRGOWRIE, VIC, 3942**

Suburb Median Sale Price (House)

**\$975,000**

01 July 2018 to 30 June 2019

Provided by:

## COMPARABLE PROPERTIES

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.



**8 KENNEDY ST, BLAIRGOWRIE, VIC 3942**

4 3 3

Sale Price

**\*\$1,420,000**

Sale Date: 08/07/2019

Distance from Property: 759m



**23 MORRIS ST, BLAIRGOWRIE, VIC 3942**

4 2 2

Sale Price

**\*\*\$1,230,000**

Sale Date: 05/07/2019

Distance from Property: 336m



**44 LANSDOWNE ST, BLAIRGOWRIE, VIC 3942**

3 2 2

Sale Price

**\$1,389,000**

Sale Date: 07/01/2019

Distance from Property: 625m



This report has been compiled on 08/08/2019 by Briggs Shaw Real Estate. Property Data Solutions Pty Ltd 2019 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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## Statement of Information

# Single residential property located in the Melbourne metropolitan area

### Sections 47AF of the Estate Agents Act 1980

**Instructions:** The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**.

The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at [services.land.vic.gov.au/landchannel/content/addressSearch](http://services.land.vic.gov.au/landchannel/content/addressSearch) before being entered in this Statement of Information.

### Property offered for sale

Address  
Including suburb and  
postcode

77 REVELL STREET, BLAIRGOWRIE, VIC 3942

### Indicative selling price

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

Price Range:

\$1,250,000 to \$1,350,000

### Median sale price

Median price

\$975,000

House

Unit

Suburb

BLAIRGOWRIE

Period

01 July 2018 to 30 June 2019

Source

 pricfinder

### Comparable property sales

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

Address of comparable property	Price	Date of sale
8 KENNEDY ST, BLAIRGOWRIE, VIC 3942	*\$1,420,000	08/07/2019
23 MORRIS ST, BLAIRGOWRIE, VIC 3942	**\$1,230,000	05/07/2019
44 LANSDOWNE ST, BLAIRGOWRIE, VIC 3942	\$1,389,000	07/01/2019