

Nick Todd

P 03 5985 2733

M 0418 349 822

E [nick.todd@obrienrealestate.com.au](mailto:nick.todd@obrienrealestate.com.au)

Section 47AF of the Estate Agents Act 1980

## HOUSE Offered for Sale

19 Phillipa Street Blairgowrie VIC 3942

 3    -    -

## Indicative Selling Price

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

Single Price \$780,000

## Median Sale Price




\$968,500 Houses in Blairgowrie between 01 Sep 2018 - 31 Aug 2019

Source: CoreLogic




## Comparable Property Sales

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.






**30 Ellesmere Street Blairgowrie VIC 3942** Sold Price <sup>RS</sup> **\$795,000** <sup>UN</sup> Sold Date **08-Aug-19**  
 3    1    1   Distance **1.16km**



**35 Thomson Terrace Rye VIC 3941** Sold Price <sup>RS</sup> **\$793,500** <sup>UN</sup> Sold Date **25-Jul-19**  
 3    2    2   Distance **1.62km**



**61 Macfarlan Avenue Blairgowrie VIC 3942** Sold Price **\$743,000** Sold Date **16-Jul-19**  
 3    1    1   Distance **2.39km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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