

## 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

166 Canterbury Jetty Road Blairgowrie VIC 3942

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$795,000

&

\$870,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$977,500

Property type

House

Suburb

Blairgowrie

Period-from

01 Oct 2018

to

30 Sep 2019

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

4 Caxton Street Blairgowrie VIC 3942	\$800,000	05-Aug-19
8 Topaz Street Blairgowrie VIC 3942	\$850,000	18-Jun-19

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.

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## 4 Caxton Street Blairgowrie VIC 3942

Sold Price

<sup>RS</sup> \$800,000

Sold Date 05-Aug-19

3 2 2

Distance 1.42km



## 8 Topaz Street Blairgowrie VIC 3942

Sold Price

\$850,000

Sold Date 18-Jun-19

4 3 2

Distance 1.22km

RS = Recent sale

UN = Undisclosed Sale

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