

STATEMENT OF INFORMATION

34 ADELAIDE STREET, BLAIRGOWRIE, VIC 3942

PREPARED BY GERMAINE MENGONI, BRIGGS SHAW REAL ESTATE



Briggs Shaw REAL ESTATE

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



34 ADELAIDE STREET, BLAIRGOWRIE,

4 2 2

Indicative Selling Price

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

Price Range: 1,000,000 to 1,100,000

Provided by: Germaine Mengoni, Briggs Shaw Real Estate

MEDIAN SALE PRICE



BLAIRGOWRIE, VIC, 3942

Suburb Median Sale Price (House)

\$817,500

01 October 2016 to 30 September 2017

Provided by: pricefinder

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.



1 MACKIE CRT, BLAIRGOWRIE, VIC 3942

4 2 2

Sale Price

\$1,225,000

Sale Date: 15/05/2017

Distance from Property: 823m



25 LANSDOWNE ST, BLAIRGOWRIE, VIC 3942

3 2 2

Sale Price

Price Withheld

Sale Date: 24/10/2017

Distance from Property: 620m



32 ADELAIDE ST, BLAIRGOWRIE, VIC 3942

3 2 2

Sale Price

***\$955,000**

Sale Date: 17/10/2017

Distance from Property: 18m



This report has been compiled on 27/11/2017 by Briggs Shaw Real Estate. Property Data Solutions Pty Ltd 2017 - 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

Property offered for sale

Address
Including suburb and
postcode

34 ADELAIDE STREET, BLAIRGOWRIE, VIC 3942

Indicative selling price

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Price Range:

1,000,000 to 1,100,000

Median sale price

Median price

\$817,500

House

X

Unit


Suburb

BLAIRGOWRIE

Period

01 October 2016 to 30 September 2017

Source



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
1 MACKIE CRT, BLAIRGOWRIE, VIC 3942	\$1,225,000	15/05/2017
25 LANSLOWNE ST, BLAIRGOWRIE, VIC 3942	Price Withheld	24/10/2017
32 ADELAIDE ST, BLAIRGOWRIE, VIC 3942	*\$955,000	17/10/2017