

STATEMENT OF INFORMATION

3 KOONYA AVENUE, BLAIRGOWRIE, VIC 3942

PREPARED BY BRIGGS SHAW REAL ESTATE



Briggs Shaw REAL ESTATE

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



3 KOONYA AVENUE, BLAIRGOWRIE, VIC

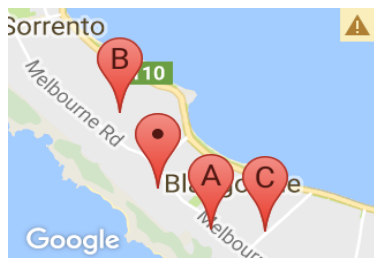
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Indicative Selling Price

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

Price Range: **\$1,350,000 to \$1,400,000**

MEDIAN SALE PRICE



BLAIRGOWRIE, VIC, 3942

Suburb Median Sale Price (House)

\$1,000,000

01 October 2017 to 31 March 2018

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.



16 TI-TREE AVE, BLAIRGOWRIE, VIC 3942

3 2 2

Sale Price

\$1,400,000

Sale Date: 15/02/2018

Distance from Property: 900m



9 LADY NELSON DR, SORRENTO, VIC 3943

3 2 2

Sale Price

\$1,407,500

Sale Date: 09/02/2018

Distance from Property: 1.2km



1 BENJAMIN PDE, BLAIRGOWRIE, VIC 3942

3 2 1

Sale Price

***\$1,260,000**

Sale Date: 22/11/2017

Distance from Property: 1.5km



This report has been compiled on 10/05/2018 by Briggs Shaw Real Estate. Property Data Solutions Pty Ltd 2018 - 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

3 KOONYA AVENUE, BLAIRGOWRIE, VIC 3942

Indicative selling price

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

Price Range: \$1,350,000 to \$1,400,000

Median sale price

Median price

\$1,000,000

House

X

Unit


Suburb

BLAIRGOWRIE

Period

01 October 2017 to 31 March 2018

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
16 TI-TREE AVE, BLAIRGOWRIE, VIC 3942	\$1,400,000	15/02/2018
9 LADY NELSON DR, SORRENTO, VIC 3943	\$1,407,500	09/02/2018
1 BENJAMIN PDE, BLAIRGOWRIE, VIC 3942	*\$1,260,000	22/11/2017