



## 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)

258 Melbourne Road, BLAIRGOWRIE, 3942

### Indicative selling price

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

Single Price

or range between

\$530,000

&

\$580,000

### Median sale price

Median price

\$805,000

Property type

House

Suburb

BLAIRGOWRIE, 3942

Period from

01/01/2017

to

27/04/2017

Source

Core Logic

### Comparable property sale

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

249 Melbourne Road, BLAIRGOWRIE, 3942 Victoria

\$540,000

07/03/2017

23 Robin Parade, RYE, 3941 Victoria

\$550,000

12/07/2017

19 Valentine Street, RYE, 3941 Victoria

\$530,000

18/07/2017