

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

3 Egerton Street, Blairgowrie, VIC 3942

Indicative selling price

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

Range between

\$3,250,000

&

\$3,575,000

Median sale price

Median price

\$1,362,500

Property Type

House

Suburb

Blairgowrie

Period - From

02/06/2024

to

01/12/2024

Source

pdol

Comparable property sales

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 six months.

Address of comparable property	Price	Date of sale
1 24 Blairgowrie Av, Blairgowrie Vic	\$3,525,000	20/09/2024
2 33 Pearse Rd, Blairgowrie Vic	\$3,150,000	13/08/2024
3		

This Statement of Information was prepared on:

02/12/2024