

# 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 2 Edina Court, Blairgowrie Vic 3942

### Indicative selling price

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

Single price \$1,790,000

Median sale price

Median price \$1,000,000

Property type House

Suburb Blairgowrie

Period - From 01/12/2019

to

30/11/2020

Source CoreLogic

### 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
53 St Johns Wood Road, Blairgowrie	\$2,126,000	28/02/2021
31 Stringer Road, Blairgowrie	\$1,820,000	28/02/2021
6 Reeves Street, Blairgowrie	\$1,550,000	08/02/2021

This Statement of Information was prepared on: 27/03/2021