### Statement of Information

# Single residential property located in the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

Including suburb and postcode	24 DERRICK STREET BLAIRGOWRIE VIC 3942									
ndicative selling price										
or the meaning of this pric	e see consumer.vi	c.gov.au/u	underquoting (	Delete sing	le price	e or range	as applicable)			
Single Price			or range between	\$1,350,0		&	\$1,450,000			
edian sale price										
Delete house or unit as ap	plicable)									
Median Price	\$1,742,500	Property type House		House		Suburb	Blairgowrie			
Period-from	01 Nov 2021	to	to 31 Oct 2022 Sc		ource	Corelogic				
omparable property s	ales (*Delete A	or R he	low as annli	eable)						
These are the three	properties sold with	nin two kik	ametres of the	nroporty for	<del>: sale i</del>	n the last (	3 months that the			
estate agent or agen	it a representative c	<del>onsiders '</del>	to be most cor	nparable to	the pro	perty for	sale.			
	Address of comparable property				Price		Date of sale			
Address of comparable pr										
Address of comparable pr							1			
Address of comparable pr										
Address of comparable pr										
Address of comparable pr										

This Statement of Information was prepared on: 07 November 2022



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#### Section 47AF of the Estate Agents Act 1980

Property offered for sa	ile									
Address Including suburb and postcode	24 DERRICK STREET BLAIRGOWRIE VIC 3942									
Indicative selling price										
For the meaning of this price	e see consumer.vi	c.gov.au/underquo	ting (*De	lete single price	e or range as	applicable)				
Single Price		or ran betwe		\$1,350,000	&	\$1,450,000				
Median sale price										
*Delete house or unit as ap	plicable)									
Median Price	\$1,742,500	Property type Hou		łouse	Suburb	Blairgowrie				
Period-from	01 Nov 2021	to 31 Oct 2022		Source	(	Corelogic				
Comparable property s	ales (*Delete A	or P bolow on	!i!	hla)						
A* These are the three per estate agent or agen	<del>properties sold with</del> t's representative o	nin two kilometree	of the pro	porty for colo i	n the last 6 n operty for sal	nonths that the e.				
Address of comparable property				Price	D	ate of sale				
					7					
<b>1</b> D					L					

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 6 months.

This Statement of Information was prepared on: 07 November 2022



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