

## 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 MACFARLAN AVENUE BLAIRGOWRIE VIC 3942

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,390,000

&

\$1,490,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,375,000

Property type

House

Suburb

Blairgowrie

Period-from

01 May 2024

to

30 Apr 2025

Source

Corelogic

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within two kilometres of the property for sale in the last 6 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

|                                        |             |           |
|----------------------------------------|-------------|-----------|
| 15 FAWKNER AVENUE BLAIRGOWRIE VIC 3942 | \$1,350,000 | 27-Feb-25 |
| 16 HESTER STREET BLAIRGOWRIE VIC 3942  | \$1,350,000 | 20-Nov-24 |
|                                        |             |           |

OR

**B\*** 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 May 2025

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15 FAWKNER AVENUE  
BLAIRGOWRIE VIC 3942

3 2 3

Sold Price **\$1,350,000** Sold Date **27-Feb-25**

Distance **0.3km**



16 HESTER STREET BLAIRGOWRIE VIC 3942

4 2 -

Sold Price Sold Date **20-Nov-24**

Distance **1.01km**

RS = Recent sale UN = Undisclosed Sale

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