

## 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

26 Azure Avenue Balnarring VIC 3926

### Indicative selling price

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

Single Price

or range  
between

\$895,000

&

\$950,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$875,000

Property type

House

Suburb

Balnarring

Period-from

01 Dec 2019

to

30 Nov 2020

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

75 Warrawee Road Balnarring VIC 3926	\$947,000	11-Nov-20
9 Bruce Street Balnarring VIC 3926	\$930,000	05-Nov-20

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: 01 December 2020



**75 Warrawee Road Balnarring VIC 3926**

Sold Price

<sup>RS</sup> **\$947,000** <sup>UN</sup>

Sold Date

**11-Nov-20**



4



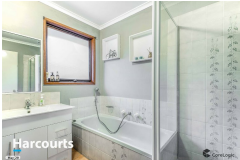
2



5

Distance

**0.27km**



**9 Bruce Street Balnarring VIC 3926**

Sold Price

<sup>RS</sup> **\$930,000**

Sold Date

**05-Nov-20**



3



2



4

Distance

**1km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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