

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb
and postcode

126 Balnarring Beach Road, Balnarring Beach Vic 3926

Indicative selling price

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

Single Price

range between

\$1,150,000

&

\$1,265,000

Median sale price

Median price

\$1,312,000

Property Type

House

Suburb

Balnarring Beach

Period - From

12/07/2020

to

11/07/2021

Source

REIV

Comparable property sales

A* These are the three properties sold within two kilometers 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
1) 17 Ferguson Drive, Balnarring Beach	\$1,185,000	28/02/2021
2) 3 Beach Street, Balnarring Beach	\$1,125,000	27/02/2021
3) 11 Carisbrooke Street, Balnarring Beach	\$1,312,000	27/01/2021

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 six months.