

## 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

21 Bluewater Court 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

\$1,350,000

&

\$1,450,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$964,500

Property type

House

Suburb

Balnarring

Period-from

01 Apr 2020

to

31 Mar 2021

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

11 Westport Road Balnarring VIC 3926	\$1,440,000	24-Mar-21
13 Westport Road Balnarring VIC 3926	\$1,500,000	09-Oct-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 April 2021



**11 Westport Road Balnarring VIC 3926**

5 2 2

Sold Price <sup>RS</sup> **\$1,440,000** Sold Date **24-Mar-21**

Distance **0.08km**



**13 Westport Road Balnarring VIC 3926**

3 3 2

Sold Price **\$1,500,000** Sold Date **09-Oct-20**

Distance **0.09km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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