

## 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

42 Bruce Street, Balnarring VIC 3926

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

range between

\$825,000

&

\$895,000

#### Median sale price

**Median price**

\$780,000

**House**

X

**Suburb**

Balnarring

**Period - From**

01/04/2016

to

31/03/2017

**Source**

REIV

#### Comparable property sales

These are the three properties sold within two kilometres 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) 69 Warrawee Road, Balnarring 3926	\$860,000	05/02/2017
2) 136 Balnarring Beach Road, Balnarring Beach 3926	\$870,000	04/04/2017
3) 17 Library Road, Balnarring Beach 3926	\$855,000	23/12/2016