# 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

51 Anchorage Drive Blind Bight VIC 3980

### Indicative selling price

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

Single Price	or range between	\$690,000	&	\$740,000			
Median sale price							

(\*Delete house or unit as applicable)

Median Price	\$596,250	Prope	erty type		House	Suburb	Blind Bight
Period-from	01 Sep 2020	to	31 Aug 2	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
7 Stilt Close Blind Bight VIC 3980	\$725,000	07-May-21
25 Blind Bight Road Blind Bight VIC 3980	\$667,000	18-Jun-21
54 Cannons Creek Road Cannons Creek VIC 3977	\$725,000	14-Jul-21

#### 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: 21 September 2021

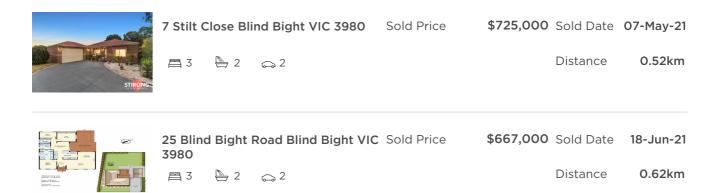


consumer.vic.gov.au



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54 Cannons Creek Road Cannons Creek VIC 3977		Sold Price	\$725,000 Sold Date	14-Jul-21	
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#### RS = Recent sale UN = Undisclosed Sale

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