

## 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](http://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

Property type

House

Suburb

Blind Bight

Period-from

01 Sep 2020

to

31 Aug 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



### 7 Stilt Close Blind Bight VIC 3980

Sold Price

**\$725,000**

Sold Date

**07-May-21**

 3  2  2

Distance

**0.52km**



### 25 Blind Bight Road Blind Bight VIC 3980

Sold Price

**\$667,000**

Sold Date

**18-Jun-21**

 3  2  2

Distance

**0.62km**



### 54 Cannons Creek Road Cannons Creek VIC 3977

Sold Price

**\$725,000**

Sold Date

**14-Jul-21**

 3  2  2

Distance

**2.23km**

RS = Recent sale

UN = Undisclosed Sale

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