

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

1 Sidney Street, Balnarring Beach

Indicative selling price

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

Single price

or range between

\$870,000

&

\$895,000

Median sale price

Median price

No Data
Available

House

X

Unit

Suburb

Balnarring Beach

Period - From

to

Source

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 8 Bridge Street, Balnarring Beach	\$862,000	04/10/2017
2 53 Fauconshawp Street, Balnarring Beach	\$1,020,000	28/12/2017
3 5 Fetlers Road, Balnarring Beach	\$946,000	21/10/2017