

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 10 Seascape Avenue, Balnarring

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 \$1.35M & \$1.48M

Median sale price

Median price \$1.32M Property type House Suburb Balnarring

Period - From Feb 24 to March 24 Source RP Data

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 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 30 Seascape Avenue, Balnarring	\$1.85M	07/03/2024
2 8 Buckley Street, Balnarring	\$1.982M	01/02/2024
3 26 Azure Avenue, Balnarring	\$1.210M	01/03/2024

This Statement of Information was prepared on: 04/04/2024