

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

18 Bluewater Court, Balnarring Vic 3926

Indicative selling price

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

Single Price

\$1,125,000

range between

&

Median sale price

Median price

\$964,500

Property Type

House

Suburb

Balnarring

Period - From

27/01/2020

to

26/01/2021

Source

REIV

Comparable property sales

A* These are the three properties sold within two kilometers 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) 1 Village Street, Balnarring | \$1,200,000 | 03/11/2020 |
| 2) 2 Landscape Court, Balnarring | \$1,091,000 | 20/10/2020 |
| 3) 9 Island View Close, Balnarring | \$1,085,000 | 20/11/2020 |

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 six months.~~