

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

4 IBIS COURT 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

\$750,000

&

\$800,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$736,000

Property type

House

Suburb

Blind Bight

Period-from

01 Sep 2021

to

31 Aug 2022

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

35 FISHERMANS DRIVE BLIND BIGHT VIC 3980	\$735,000	19-Apr-22
3 DOTTEREL CLOSE BLIND BIGHT VIC 3980	\$755,000	27-Apr-22
77 HARDY AVENUE CANNONS CREEK VIC 3977	\$890,000	30-Jun-22

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: 19 September 2022



OBrien Real Estate

Craig Voysey

P 03 5995 0500

M 0411 086 980

E craig.voysey@obrienrealestate.com.au



35 FISHERMANS DRIVE BLIND BIGHT VIC 3980

3 2 2

Sold Price

\$735,000

Sold Date

19-Apr-22

Distance

0.19km



3 DOTTEREL CLOSE BLIND BIGHT VIC 3980

3 2 4

Sold Price

\$755,000

Sold Date

27-Apr-22

Distance

0.19km



77 HARDY AVENUE CANNONS CREEK VIC 3977

4 2 4

Sold Price

\$890,000

Sold Date

30-Jun-22

Distance

1.6km

RS = Recent sale

UN = Undisclosed Sale

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