

## 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

7 Halsey Street, Balnarring Vic 3926

## Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$795,000

## Median sale price

Median price

\$770,000

House

X

Unit

Suburb

Balnarring

Period - From

01/07/2016

to

30/06/2017

Source

REIV

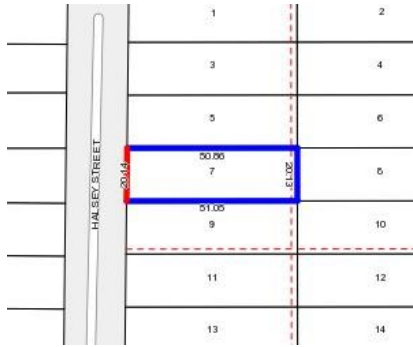
## Comparable property sales (\*Delete A or B below as applicable)

**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	1/25 Balnarring Rd BALNARRING 3926	\$790,000	04/03/2017
2	4 Village St BALNARRING 3926	\$715,000	02/03/2017
3	29 Halsey St BALNARRING 3926	\$695,000	15/06/2017

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 six months.~~



4    2    3

**Rooms:****Property Type:** House (Previously Occupied - Detached)**Land Size:** 1012 sqm approx

Agent Comments

**Indicative Selling Price**

\$795,000

**Median House Price**

Year ending June 2017: \$770,000

## Comparable Properties

**1/25 Balnarring Rd BALNARRING 3926 (REI/VG)**

Agent Comments

3    2    2

**Price:** \$790,000**Method:** Sold Before Auction**Date:** 04/03/2017**Rooms:** -**Property Type:** House (Res)**Land Size:** 669 sqm approx
**4 Village St BALNARRING 3926 (REI/VG)**

Agent Comments

3    2    2

**Price:** \$715,000**Method:** Private Sale**Date:** 02/03/2017**Rooms:** -**Property Type:** House (Res)**Land Size:** 800 sqm approx
**29 Halsey St BALNARRING 3926 (REI)**

Agent Comments

3    1    2

**Price:** \$695,000**Method:** Private Sale**Date:** 15/06/2017**Rooms:** -**Property Type:** House (Res)**Land Size:** 981 sqm approx