

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

12 HERON CLOSE 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

\$550,000

&

\$599,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$687,250

Property type

House

Suburb

Blind Bight

Period-from

01 Oct 2021

to

30 Sep 2022

Source

Corelogic

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

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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

13 GLENALVA PARADE CANNONS CREEK VIC 3977	610000	23-Nov-21
70 WARNEET ROAD BLIND BIGHT VIC 3980	530000	26-Jul-21
3 SANDPIPER CLOSE BLIND BIGHT VIC 3980	600000	23-Jul-21

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on: 21 October 2022



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13 GLENALVA PARADE CANNONS CREEK VIC 3977

Sold Price

610000

Sold Date

23-Nov-21



4



1



3

Distance

2.32km



70 WARNEET ROAD BLIND BIGHT VIC 3980

Sold Price

530000

Sold Date

26-Jul-21



3



1



-

Distance

0.39km



3 SANDPIPER CLOSE BLIND BIGHT VIC 3980

Sold Price

600000

Sold Date

23-Jul-21



2



1



2

Distance

0.28km

RS = Recent sale

UN = Undisclosed Sale

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