

## 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

18 BALNARRING BEACH ROAD BALNARRING VIC 3926

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,000,000

&

\$1,100,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,353,000

Property type

House

Suburb

Balnarring

Period-from

01 Jun 2021

to

31 May 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

5 WATTLE COURT BALNARRING VIC 3926	\$1,305,000	25-Feb-22
10 SEABREEZE STREET BALNARRING VIC 3926	\$1,200,000	10-Jan-22
1 AZURE AVENUE BALNARRING VIC 3926	\$1,100,000	30-Apr-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: 14 June 2022



## 5 WATTLE COURT BALNARRING VIC 3926

3 2 2

Sold Price **\$1,305,000** Sold Date **25-Feb-22**

Distance **0.54km**



## 10 SEABREEZE STREET BALNARRING VIC 3926

3 2 2

Sold Price **\$1,200,000** Sold Date **10-Jan-22**

Distance **0.85km**



## 1 AZURE AVENUE BALNARRING VIC 3926

3 1 3

Sold Price <sup>RS</sup> **\$1,100,000** <sup>UN</sup> Sold Date **30-Apr-22**

Distance **0.62km**

RS = Recent sale

UN = Undisclosed Sale

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