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 (*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 ap	plicable)						
Median Price	\$1,353,000	Prop	erty type	House		Suburb	Balnarring
Period-from	01 Jun 2021	to	31 May 20)22	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



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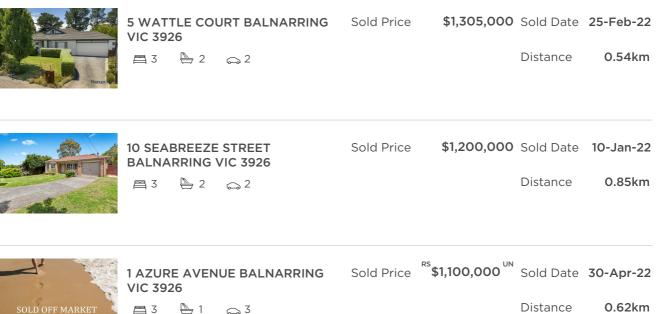


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RS = Recent sale UN = Undisclosed Sale

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