

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

8 Eagle 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

\$850,000

&

\$930,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$595,000

Property type

House

Suburb

Blind Bight

Period-from

01 Jul 2020

to

30 Jun 2021

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

32 Gentle Annie Drive Blind Bight VIC 3980	\$830,000	08-Jul-21
20 Walmac Close Tooradin VIC 3980	-	09-Jun-21

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: 28 July 2021



**32 Gentle Annie Drive Blind Bight
VIC 3980**

 4  2  2

Sold Price

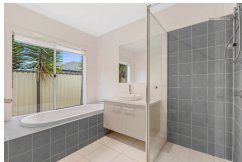
^{RS} **\$830,000**

Sold Date

08-Jul-21

Distance

0.34km



**20 Walmac Close Tooradin VIC
3980**

 4  2  2

Sold Price

^{RS}

- Sold Date

09-Jun-21

Distance

4.01km

RS = Recent sale

UN = Undisclosed Sale

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