

## 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

21 Cormorant Close Blind Bight VIC 3980

### 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

\$550,000

&

\$600,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$572,500

Property type

House

Suburb

Blind Bight

Period-from

01 Mar 2020

to

28 Feb 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

28 Warneet Road Blind Bight VIC 3980	\$470,000	31-Dec-20
19 Seagull Close Blind Bight VIC 3980	\$560,000	13-Jun-20
5 Heron Close Blind Bight VIC 3980	\$575,000	11-Sep-20

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: 01 March 2021



OBrien Real Estate

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**28 Warneet Road Blind Bight VIC 3980**

Sold Price

RS

**\$470,000**

Sold Date

**31-Dec-20**

3

1

2

Distance

**0.05km**

28 Warneet Road, Blind Bight



**19 Seagull Close Blind Bight VIC 3980**

Sold Price

**\$560,000**

Sold Date

**13-Jun-20**

3

1

2

Distance

**0.24km**



**5 Heron Close Blind Bight VIC 3980**

Sold Price

**\$575,000**

Sold Date

**11-Sep-20**

3

2

2

Distance

**0.31km**



**5 Tern Close Blind Bight VIC 3980**

Sold Price

**\$580,000**

Sold Date

**09-Nov-19**

3

2

2

Distance

**0.32km**



**60 Warneet Road Blind Bight VIC 3980**

Sold Price

**\$560,000**

Sold Date

**05-Aug-20**

3

2

2

Distance

**0.34km**



**62 Warneet Road Blind Bight VIC 3980**

Sold Price

**\$557,000**

Sold Date

**16-Jun-20**

3

1

2

Distance

**0.35km**

RS = Recent sale

UN = Undisclosed Sale

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**57 Fishermans Drive Blind Bight VIC 3980**

3 1 2

Sold Price

**\$534,000**

Sold Date **04-Oct-20**

Distance **0.46km**



**3 Gull Court Blind Bight VIC 3980**

3 2 2

Sold Price

<sup>RS</sup> **\$642,500**

Sold Date **09-Feb-21**

Distance **0.59km**



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

3 2 2

Sold Price

**\$740,000**

Sold Date **29-Oct-20**

Distance **0.65km**



**40 Goolagong Road Blind Bight VIC 3980**

3 2 2

Sold Price

**\$1,300,000**

Sold Date **04-Feb-20**

Distance **0.84km**



**87 Hardy Avenue Cannons Creek VIC 3977**

3 2 2

Sold Price

<sup>RS</sup> **\$845,000**

Sold Date **18-Jan-21**

Distance **2.17km**



**39 Cannons Creek Road Cannons Creek VIC 3977**

3 1 2

Sold Price

**\$530,000**

Sold Date **12-Sep-20**

Distance **2.39km**

RS = Recent sale

UN = Undisclosed Sale

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