

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

4 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

\$600,000

&

\$630,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$557,000

Property type

House

Suburb

Blind Bight

Period-from

01 Oct 2019

to

30 Sep 2020

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

8 Eagle Court Blind Bight VIC 3980	\$650,000	25-May-20
18 Elimatta Street Warneet VIC 3980	\$600,000	21-Aug-20
2 Eagle Court Blind Bight VIC 3980	\$570,000	31-Mar-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: 12 October 2020



8 Eagle Court Blind Bight VIC 3980 Sold Price **\$650,000** Sold Date **25-May-20**

 4  2  2

Distance **0.05km**



18 Elimatta Street Warneet VIC 3980 Sold Price ^{RS} **\$600,000** Sold Date **21-Aug-20**

 3  2  5

Distance **2.36km**



2 Eagle Court Blind Bight VIC 3980 Sold Price **\$570,000** Sold Date **31-Mar-20**

 4  2  4

Distance **0.03km**



5 Heron Close Blind Bight VIC 3980 Sold Price ^{RS} **\$575,000** Sold Date **25-Sep-20**

 3  2  2

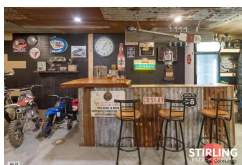
Distance **0.39km**



19 Seagull Close Blind Bight VIC 3980 Sold Price **\$560,000** Sold Date **13-Jun-20**

 3  1  2

Distance **0.45km**



60 Warneet Road Blind Bight VIC 3980 Sold Price **\$560,000** Sold Date **05-Aug-20**

 3  2  2

Distance **0.58km**

RS = Recent sale

UN = Undisclosed Sale

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