

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb
and postcode

7 Bluff Road, Merricks Beach

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single Price

range between

\$2,850,000

&

\$3,100,000

Median sale price

Median price

\$2,630,000

Property Type

House

Suburb

Merricks Beach

Period - From

20/02/2021

to

21/02/2022

Source

REA

Comparable property sales

A* These are the three properties sold within two kilometers of the property for sale in the last six 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
1) 6 Tulum Court, Balnarring Beach	\$3,500,000	04/11/2021
2) 69 Merricks Beach Road, Merricks Beach	\$2,630,000	27/11/2021
3) 1 Palmers Hill Road, Merricks Beach	\$2,580,000	21/11/2021

~~**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 six months.~~