

## 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

1 Blind Bight Road 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

&

\$580,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$582,500

Property type

House

Suburb

Blind Bight

Period-from

01 Jun 2020

to

31 May 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

|   |           |           |
|---|-----------|-----------|
| 6 Warneet Road Blind Bight VIC 3980     | \$550,000 | 15-Mar-21 |
| 31 Anchorage Drive Blind Bight VIC 3980 | \$570,000 | 16-Feb-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: 16 June 2021



## OBrien Real Estate

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### 6 Warneet Road Blind Bight VIC 3980

3 1 2

Sold Price

**\$550,000**

Sold Date

**15-Mar-21**

Distance

**0.05km**



### 31 Anchorage Drive Blind Bight VIC 3980

3 2 4

Sold Price

**\$570,000**

Sold Date

**16-Feb-21**

Distance

**0.65km**

RS = Recent sale

UN = Undisclosed Sale

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