

# 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 25 Bruce Street Balnarring, 3926

### 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)

or range between \$770,000 & \$ 850,000

### Median sale price

(\*Delete house or unit as applicable)

Median price \$ 735,000 \*House ☒ Suburb Balnarring

Period - From 1/1/17 to 1/1/18 Source REA

### 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 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
18 Balnarring Beach Road Balnarring	\$ 710,000	16/09/17
22 Ferguson Drive Balnarring Beach	\$ 805,000	15/01/18
7 Sidney Street Balnarring Beach	\$ 805,000	26/11/17

### Property offered for sale by

Agent Name and  
Contact Details

Nicholas Lynch Pty Ltd  
Dean McPherson  
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