

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

2 LANDSCAPE COURT BALNARRING VIC 3926

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

\$1,380,000

&

\$1,450,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,332,000

Property type

House

Suburb

Balnarring

Period-from

01 Sep 2021

to

31 Aug 2022

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

32 AZURE AVENUE BALNARRING VIC 3926	\$1,480,000	26-Aug-22
10 HALSEY STREET BALNARRING VIC 3926	\$1,300,000	30-Apr-22

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: 05 September 2022



32 AZURE AVENUE BALNARRING VIC 3926

Sold Price ^{RS} **\$1,480,000** ^{UN} Sold Date **26-Aug-22**

4 2 2

Distance **0.33km**



10 HALSEY STREET BALNARRING VIC 3926

Sold Price **\$1,300,000** Sold Date **30-Apr-22**

3 2 8

Distance **1.16km**

RS = Recent sale

UN = Undisclosed Sale

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