

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

6 CAPITOL AVENUE 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

\$1,050,000

&

\$1,150,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,353,000

Property type

House

Suburb

Balnarring

Period-from

01 Aug 2021

to

31 Jul 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

| | | |
|------------------------------------|-------------|-----------|
| 1 AZURE AVENUE BALNARRING VIC 3926 | \$1,100,000 | 30-Apr-22 |
| 5 WATTLE COURT BALNARRING VIC 3926 | \$1,305,000 | 25-Feb-22 |
| 7 WATTLE COURT BALNARRING VIC 3926 | \$1,125,000 | 09-May-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: 10 August 2022



1 AZURE AVENUE BALNARRING VIC 3926

3 1 3

Sold Price **\$1,100,000** Sold Date **30-Apr-22**

Distance **0.61km**



5 WATTLE COURT BALNARRING VIC 3926

3 2 2

Sold Price **\$1,305,000** Sold Date **25-Feb-22**

Distance **0.58km**



7 WATTLE COURT BALNARRING VIC 3926

4 3 2

Sold Price ^{RS} **\$1,125,000** Sold Date **09-May-22**

Distance **0.53km**

RS = Recent sale

UN = Undisclosed Sale

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