

## 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

19 Balaka Street Warneet 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

\$460,000

&

\$500,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$583,000

Property type

House

Suburb

Warneet

Period-from

01 Sep 2019

to

31 Aug 2020

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 Tern Close Blind Bight VIC 3980	\$495,000	12-Nov-19
13 Corandirk Street Warneet VIC 3980	\$477,000	16-Jan-20
55 Cannons Creek Road Cannons Creek VIC 3977	\$440,100	04-Feb-20

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: 29 September 2020



**1 Tern Close Blind Bight VIC 3980**

Sold Price

**\$495,000**

Sold Date

**12-Nov-19**

 3  1  3

Distance

**2.98km**



**13 Corandirk Street Warneet VIC 3980**

Sold Price

**\$477,000**

Sold Date

**16-Jan-20**

 3  1  4

Distance

**1.07km**



**55 Cannons Creek Road Cannons Creek VIC 3977**

Sold Price

**\$440,100**

Sold Date

**04-Feb-20**

 3  2  2

Distance

**1.75km**

RS = Recent sale

UN = Undisclosed Sale

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