

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

5 Heron Close Blind Bight VIC 3980

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

\$550,000

&

\$600,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$537,500

Property type

House

Suburb

Blind Bight

Period-from

01 Jul 2019

to

30 Jun 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

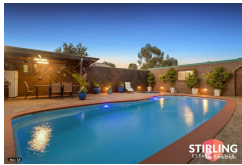
Date of sale

8 Albatross Close Blind Bight VIC 3980	-	06-Jan-20
2 Eagle Court Blind Bight VIC 3980	-	31-Mar-20
19 Seagull Close Blind Bight VIC 3980	\$560,000	30-Jun-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: 17 July 2020



8 Albatross Close Blind Bight VIC 3980

Sold Price

- Sold Date **06-Jan-20**

 4  2  4

Distance **0.28km**



2 Eagle Court Blind Bight VIC 3980

Sold Price

Sold Date **31-Mar-20**

 4  2  2

Distance **0.37km**



19 Seagull Close Blind Bight VIC 3980

Sold Price

^{RS} **\$560,000**

Sold Date **30-Jun-20**

 3  1  2

Distance **0.11km**

RS = Recent sale

UN = Undisclosed Sale

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