

## 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

12 EAGLE COURT BLIND BIGHT VIC 3980

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$699,000

&

\$750,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$651,000

Property type

House

Suburb

Blind Bight

Period-from

01 Dec 2022

to

30 Nov 2023

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

94 WARNEET ROAD BLIND BIGHT VIC 3980	\$715,000	19-Oct-23

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.

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Emily Grainger  
M 04219 929 013  
E emily@grealestate.com.au



**94 WARNEET ROAD BLIND BIGHT  
VIC 3980**

Sold Price

<sup>RS</sup> **\$715,000** Sold Date **19-Oct-23**

 3  2  3

Distance **0.63km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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