

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

4 PRION 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

\$800,000

&

\$860,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$710,000

Property type

House

Suburb

Blind Bight

Period-from

01 Nov 2023

to

31 Oct 2024

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

| | | |
|--|-----------|-----------|
| 5 ANCHORAGE DRIVE BLIND BIGHT VIC 3980 | \$840,000 | 14-Oct-24 |
| 29 GENTLE ANNIE DRIVE BLIND BIGHT VIC 3980 | \$810,000 | 16-Oct-24 |
| 15 GENTLE ANNIE DRIVE BLIND BIGHT VIC 3980 | \$850,000 | 06-Jan-24 |

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: 11 November 2024

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5 ANCHORAGE DRIVE BLIND BIGHT VIC 3980

4 2 2

Sold Price ^{RS} **\$840,000** Sold Date **14-Oct-24**

Distance **0.34km**



29 GENTLE ANNIE DRIVE BLIND BIGHT VIC 3980

4 2 2

Sold Price ^{RS} **\$810,000** Sold Date **16-Oct-24**

Distance **0.54km**



15 GENTLE ANNIE DRIVE BLIND BIGHT VIC 3980

4 2 2

Sold Price **\$850,000** Sold Date **06-Jan-24**

Distance **0.5km**

RS = Recent sale

UN = Undisclosed Sale

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