

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

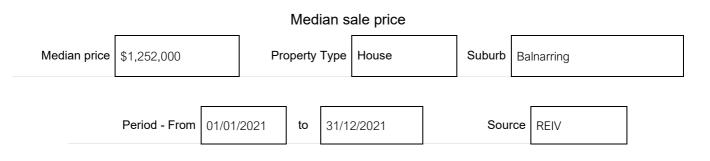
Property offered for sale

Address Including suburb and postcode	5 Bruce Street, Balnarring	ring)																	
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Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single Price		range between	\$1,150,000	&	\$1,265,000	
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Comparable property sales

A* These are the three properties sold within two kilometers of the property for sale in the last six 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) 23 Seascape Avenue, Balnarring	\$1,300,000	26/12/2021		
2) 20 Seascape Avenue, Balnarring	\$1,250,000	22/11/2021		
3) 5 Bluewater Court, Balnarring	\$1,150,000	06/12/2021		

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 six months.