

## 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

15 SEABREEZE STREET BALNARRING VIC 3926

### 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

\$1,100,000

&

\$1,200,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,332,000

Property type

House

Suburb

Balnarring

Period-from

01 Aug 2021

to

31 Jul 2022

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 AZURE AVENUE BALNARRING VIC 3926	\$1,100,000	30-Apr-22
7 WATTLE COURT BALNARRING VIC 3926	\$1,125,000	09-May-22

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: 30 August 2022

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**1 AZURE AVENUE BALNARRING  
VIC 3926**

Sold Price

**\$1,100,000**

Sold Date

**30-Apr-22**



3



1



3

Distance

**0.18km**



**7 WATTLE COURT BALNARRING  
VIC 3926**

Sold Price

<sup>RS</sup>

**\$1,125,000**

Sold Date

**09-May-22**



4



3



2

Distance

**0.4km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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