

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

7 Cormorant 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

\$660,000

&

\$695,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$631,250

Property type

House

Suburb

Blind Bight

Period-from

01 Jan 2021

to

31 Dec 2021

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

4 Seagull Close Blind Bight VIC 3980	\$680,000	26-Oct-21
39 Fishermans Drive Blind Bight VIC 3980	\$675,000	27-Oct-21
3 Sandpiper Close Blind Bight VIC 3980	\$600,000	23-Jul-21

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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OBrien Real Estate

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4 Seagull Close Blind Bight VIC 3980

3 1 3

Sold Price

\$680,000

Sold Date

26-Oct-21

Distance

0.36km



39 Fishermans Drive Blind Bight VIC 3980

3 1 2

Sold Price

^{RS} **\$675,000**

Sold Date

27-Oct-21

Distance

0.56km



3 Sandpiper Close Blind Bight VIC 3980

2 1 2

Sold Price

\$600,000

Sold Date

23-Jul-21

Distance

0.19km



4 Dotterel Close Blind Bight VIC 3980

3 2 2

Sold Price

\$699,500

Sold Date

19-Aug-21

Distance

0.7km



29 Fishermans Drive Blind Bight VIC 3980

3 1 2

Sold Price

^{RS} **\$660,000**

Sold Date

17-Dec-21

Distance

0.51km



54 Fishermans Drive Blind Bight VIC 3980

3 1 2

Sold Price

^{RS} **\$675,000** ^{UN}

Sold Date

24-Nov-21

Distance

0.49km

RS = Recent sale

UN = Undisclosed Sale

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