

## 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

30 Pacific Drive, Balnarring Vic 3926

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single Price

range between

\$1,225,000

&

\$1,300,000

#### Median sale price

Median price

\$964,500

Property Type

House

Suburb

Balnarring

Period - From

12/01/2020

to

11/01/2021

Source

REIV

#### 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) 13 Westport Road, Balnarring  | \$1,500,000 | 09/10/2020   |
| 2) 1 Village Street, Balnarring  | \$1,200,000 | 03/11/2020   |
| 3) 2 Landscape Court, Balnarring | \$1,091,000 | 20/10/2020   |

**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.~~