

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

69 BAYVIEW ROAD BALNARRING BEACH VIC 3926

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

\$2,200,000

&

\$2,400,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,657,500

Property type

House

Suburb

Balnarring Beach

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

10 MINTO STREET MERRICKS BEACH VIC 3926	\$1,800,000	03-Aug-24
15 FAUCONSHAW STREET BALNARRING BEACH VIC 3926	\$1,800,000	08-Jul-24
91 BAYVIEW ROAD MERRICKS BEACH VIC 3926	\$3,250,000	14-Jun-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: 14 November 2024



**10 MINTO STREET MERRICKS
BEACH VIC 3926**

4 2 4

Sold Price ^{RS} **\$1,800,000** Sold Date **03-Aug-24**

Distance **0.84km**



**15 FAUCONSHAWE STREET
BALNARRING BEACH VIC 3926**

3 2 2

Sold Price **\$1,800,000** Sold Date **08-Jul-24**

Distance **0.93km**



**91 BAYVIEW ROAD MERRICKS
BEACH VIC 3926**

4 3 3

Sold Price **\$3,250,000** Sold Date **14-Jun-24**

Distance **0.28km**

RS = Recent sale

UN = Undisclosed Sale

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