

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

11 Azure Avenue, Balnarring

Indicative selling price

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

Single price

\$

or range between

\$795,000

&

\$840,000

Median sale price

Median price

\$830,000

House

X

Unit

Suburb

Balnarring

Period - From

October 17

to

March 18

Source

RP Data

Comparable property sales

These are the three properties sold within two kilometres 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 3080 Frankston Flinders Road, Balnarring	\$850,000	01/03/2018
2 9 Station Street, Balnarring	\$900,000	24/02/2018
3 8 Halsey Street, Balnarring	\$811,000	06/03/2018