

## 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

5 HALSEY 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

\$1,250,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,300,000

Property type

House

Suburb

Balnarring

Period-from

01 Dec 2023

to

30 Nov 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

12 VILLAGE STREET BALNARRING VIC 3926	\$1,235,000	06-Jun-24
32 BALNARRING BEACH ROAD BALNARRING VIC 3926	\$1,322,500	10-Oct-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: 02 December 2024



**12 VILLAGE STREET BALNARRING  
VIC 3926**

3 2 2

Sold Price

**\$1,235,000**

Sold Date

**06-Jun-24**

Distance

**0.76km**



**32 BALNARRING BEACH ROAD  
BALNARRING VIC 3926**

2 1 -

Sold Price

<sup>RS</sup> **\$1,322,500**

Sold Date

**10-Oct-24**

Distance

**1.08km**

RS = Recent sale

UN = Undisclosed Sale

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