





STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



1848 HARROW-BALMORAL ROAD,







Indicative Selling Price

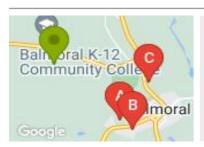
For the meaning of this price see consumer.vic.au/underquoting

\$499,000

Single Price:

Provided by: Cody Effrett, Aaron Lewis Property Agents

MEDIAN SALE PRICE



BALMORAL, VIC, 3407

Suburb Median Sale Price (House)

\$129,450

01 July 2023 to 30 June 2024

Provided by: **pricefinder**

COMPARABLE PROPERTIES

These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.



53 COLERAINE RD, BALMORAL, VIC 3407







Sale Price

\$630,000

Sale Date: 28/03/2023

Distance from Property: 1.2km





36 COLERAINE RD, BALMORAL, VIC 3407







Sale Price \$257,000

Sale Date: 18/02/2023

Distance from Property: 1.4km





23 HORSHAM RD, BALMORAL, VIC 3407







Sale Price

\$77.000

Sale Date: 20/02/2024

Distance from Property: 1.3km



Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when a single residential property located outside the Melbourne metropolitan area is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at consumer.vic.gov.au/underquoting. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

	Add	ress
Including	suburb	and
	posto	ode

1848 HARROW-BALMORAL ROAD, BALMORAL, VIC 3407

Indicative selling price

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Single Price:	\$499,000
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Median sale price

Median price	\$129,450	Property type	House	Suburb	BALMORAL
Period	01 July 2023 to 30 June 2024		Source	F	oricefinder

Comparable property sales

These are the three properties sold within five kilometres of the property for sale in the last 18 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
53 COLERAINE RD, BALMORAL, VIC 3407	\$630,000	28/03/2023
36 COLERAINE RD, BALMORAL, VIC 3407	\$257,000	18/02/2023
23 HORSHAM RD, BALMORAL, VIC 3407	\$77,000	20/02/2024

This Statement of Information was prepared on:

12/08/2024

