

## 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

31 Anchorage Drive Blind Bight VIC 3980

### 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

or range  
between

\$570,000

&

\$620,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$565,000

Property type

House

Suburb

Blind Bight

Period-from

01 Jan 2020

to

31 Dec 2020

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

|                                     |           |           |
|-------------------------------------|-----------|-----------|
| 5 Heron Close Blind Bight VIC 3980  | \$575,000 | 11-Sep-20 |
| 4 Eagle Court Blind Bight VIC 3980  | \$600,000 | 11-Jan-21 |
| 4 Gannet Close Blind Bight VIC 3980 | \$600,000 | 11-Oct-20 |

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: 13 January 2021



5 Heron Close Blind Bight VIC 3980 Sold Price **\$575,000** Sold Date **11-Sep-20**

 3  2  2

Distance **0.17km**



4 Eagle Court Blind Bight VIC 3980 Sold Price <sup>RS</sup> **\$600,000** Sold Date **11-Jan-21**

 3  2  4

Distance **0.24km**



4 Gannet Close Blind Bight VIC 3980 Sold Price **\$600,000** Sold Date **11-Oct-20**

 3  2  6

Distance **0.35km**

RS = Recent sale

UN = Undisclosed Sale

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