

## 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

14 CAPITOL AVENUE BALNARRING VIC 3926

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$2,050,000

&

\$2,250,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,300,000

Property type

Other

Suburb

Balnarring

Period-from

01 Apr 2024

to

31 Mar 2025

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

|                                      |             |           |
|--------------------------------------|-------------|-----------|
| 3 THORNTON GROVE BALNARRING VIC 3926 | \$2,700,000 | 12-Nov-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: 22 April 2025



3 THORNTON GROVE  
BALNARRING VIC 3926

 4  2  2

Sold Price      **\$2,700,000**    Sold Date    **12-Nov-24**

Distance      **0.15km**

RS = Recent sale      UN = Undisclosed Sale

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