

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 | 44 Balnarring Beach Road, Balnarring Vic 3926 |
|---|---|

Indicative selling price

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

| | | | | |
|---------------|-----------|---|-----------|--|
| Range between | \$670,000 | & | \$725,000 | |
|---------------|-----------|---|-----------|--|

Median sale price

| | | | | | | | |
|---------------|------------|-------|------------|--------|------|--------|------------|
| Median price | \$800,000 | House | X | Unit | | Suburb | Balnarring |
| Period - From | 01/01/2018 | to | 31/12/2018 | Source | REIV | | |

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 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 | | |
| 2 | | |
| 3 | | |

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 six months.

44 Balnarring Beach Road, Balnarring Vic 3926

James Crowder
COMMUNITY REAL ESTATE

Ben Crowder
(03) 9708 8667
0407 557 758

ben@communityrealestate.com.au

Indicative Selling Price

\$670,000 - \$725,000

Median House Price

Year ending December 2018: \$800,000



Rooms:

Property Type: House (Previously Occupied - Detached)

Land Size: 892 sqm approx

Agent Comments

Comparable Properties

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 six months.