

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

9 BLUEWATER COURT BALNARRING VIC 3926

Indicative selling price

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

Single Price

or range
between

\$1,250,000

&

\$1,375,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,300,000

Property type

House

Suburb

Balnarring

Period-from

01 Mar 2024

to

28 Feb 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

55 WARRAWEE ROAD BALNARRING VIC 3926	\$1,240,000	18-Sep-24
33 PACIFIC DRIVE BALNARRING VIC 3926	\$1,350,000	19-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.

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**55 WARRAWEE ROAD
BALNARRING VIC 3926**

4 2 2

Sold Price **\$1,240,000** Sold Date **18-Sep-24**

Distance **0.33km**



**33 PACIFIC DRIVE BALNARRING
VIC 3926**

4 2 2

Sold Price **\$1,350,000** Sold Date **19-Nov-24**

Distance **0.08km**

RS = Recent sale

UN = Undisclosed Sale

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