

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

3 HALSEY STREET 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

\$1,650,000

&

\$1,750,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,250,000

Property type

House

Suburb

Balnarring

Period-from

01 Apr 2023

to

31 Mar 2024

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

38 BALNARRING BEACH ROAD BALNARRING VIC 3926	\$1,612,000	17-Oct-23
30 SEASCAPE AVENUE BALNARRING VIC 3926	\$1,850,000	07-Mar-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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**38 BALNARRING BEACH ROAD
BALNARRING VIC 3926**

4 3 2

Sold Price **\$1,612,000** Sold Date **17-Oct-23**

Distance **1.16km**



**30 SEASCAPE AVENUE
BALNARRING VIC 3926**

5 3 1

Sold Price ^{RS} **\$1,850,000** Sold Date **07-Mar-24**

Distance **1.29km**

RS = Recent sale **UN** = Undisclosed Sale

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