

## 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

30 SEASCAPE AVENUE BALNARRING VIC 3926

### 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

\$1,720,000

&

\$1,890,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,325,000

Property type

House

Suburb

Balnarring

Period-from

01 Feb 2023

to

31 Jan 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

8 BUCKLEY STREET BALNARRING VIC 3926	\$1,982,500	01-Feb-24
23 JOHNSON STREET BALNARRING VIC 3926	\$1,700,000	05-Sep-23
31 BROOKSBY SQUARE BALNARRING VIC 3926	\$1,700,000	31-Aug-23

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: 14 February 2024



**8 BUCKLEY STREET BALNARRING  
VIC 3926**

4 2 2

Sold Price

<sup>RS</sup> **\$1,982,500**

Sold Date **01-Feb-24**

Distance **0.44km**



**23 JOHNSON STREET  
BALNARRING VIC 3926**

3 2 2

Sold Price

**\$1,700,000**

Sold Date **05-Sep-23**

Distance **0.24km**



**31 BROOKSBY SQUARE  
BALNARRING VIC 3926**

3 2 2

Sold Price

Sold Date **31-Aug-23**

Distance **0.9km**

RS = Recent sale

UN = Undisclosed Sale

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