

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

47 Brooksby Square, Balnarring Vic 3926

Indicative selling price

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

Range between

\$775,000

&

\$850,000

Median sale price

Median price

\$770,000

House

X

Unit

Suburb

Balnarring

Period - From

01/07/2016

to

30/06/2017

Source

REIV

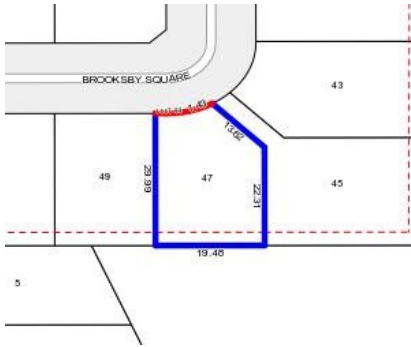
Comparable property sales (*Delete A or B below as applicable)

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.



4 2 2

Rooms:
Property Type: House (Res)
Land Size: 565 sqm approx
Agent Comments

Indicative Selling Price
\$775,000 - \$850,000
Median House Price
Year ending June 2017: \$770,000

Comparable Properties

101 Warrawee Rd BALNARRING 3926 (VG)

Agent Comments

4 - -

Price: \$950,000
Method: Sale
Date: 18/03/2017
Rooms: -
Property Type: House (Res)
Land Size: 803 sqm approx

1/25 Balnarring Rd BALNARRING 3926 (REI/VG)

Agent Comments

3 2 2

Price: \$790,000
Method: Sold Before Auction
Date: 04/03/2017
Rooms: -
Property Type: House (Res)
Land Size: 669 sqm approx

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.