

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

1 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

\$1,730,000

&

\$1,850,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,300,000

Property type

House

Suburb

Balnarring

Period-from

01 May 2024

to

30 Apr 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

1 HURLEY COURT BALNARRING VIC 3926	\$1,485,000	15-Jan-25
4 BASS COURT BALNARRING BEACH VIC 3926	\$1,975,000	14-Dec-24
11 NORMAN STREET SOMERS VIC 3927	\$1,600,000	20-Aug-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.~~

This Statement of Information was prepared on: 13 May 2025

	1 HURLEY COURT BALNARRING VIC 3926	Sold Price	\$1,485,000	Sold Date	15-Jan-25
	 4  2  8			Distance	0.27km
	4 BASS COURT BALNARRING BEACH VIC 3926	Sold Price	\$1,975,000	Sold Date	14-Dec-24
	 4  3  3			Distance	2.62km
	11 NORMAN STREET SOMERS VIC 3927	Sold Price	\$1,600,000	Sold Date	20-Aug-24
	 4  2  2			Distance	4.93km

RS = Recent sale

UN = Undisclosed Sale

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