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	83 Bittern-dromana Road, Balnarring Vic 3926

Indicative selling price

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

Range between $2,100,000 & $2,300,000

Median sale price

Median price $1,250,000 Property Type House Suburb Balnarring

Period - From 05/03/2023 to 04/03/2024 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.

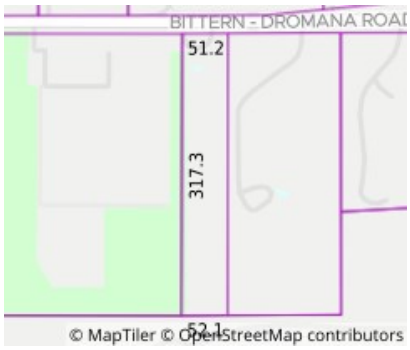
	Address of comparable property	Price	Date of sale
1	30 Island View Cr BITTERN 3918	$2,465,000	12/09/2023
2	3484 Frankston Flinders Rd MERRICKS 3916	$2,420,000	07/02/2024
3	2750 Frankston Flinders Rd BALNARRING 3926	$2,150,000	10/11/2023

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.~~

This Statement of Information was prepared on: 05/03/2024 13:32

RT Edgar



4 -

Property Type: Hobby Farm < 20 ha (Rur)
Land Size: 14160 sqm approx

Agent Comments

Indicative Selling Price
$2,100,000 - $2,300,000
Median House Price
05/03/2023 - 04/03/2024: $1,250,000

Comparable Properties



30 Island View Cr BITTERN 3918 (REI/VG)

5 3 6

Price: $2,465,000
Method: Private Sale
Date: 12/09/2023
Property Type: House
Land Size: 8653 sqm approx

Agent Comments



3484 Frankston Flinders Rd MERRICKS 3916 (REI)

3 1 2

Price: $2,420,000
Method: Private Sale
Date: 07/02/2024
Property Type: Rural (All Types)
Land Size: 5260.92 sqm approx

Agent Comments



2750 Frankston Flinders Rd BALNARRING 3926 (REI/VG)

3 3 2

Price: $2,150,000
Method: Private Sale
Date: 10/11/2023
Property Type: House
Land Size: 20234.30 sqm approx

Agent Comments

Account - RT Edgar Albert Park | P: 03 9699 7222 | F: 03 9699 4545

REIV THE DIFFERENCE | propertydata.com.au

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