

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

**Property offered for sale**

**Address**  
Including suburb  
and postcode

34 Bruce Street, Balnarring

**Indicative selling price**

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single Price

\$895,000

range between

&

**Median sale price**

**Median price**

\$830,000

**House**

X

**Suburb**

Balnarring

**Period - From**

01/04/2017

to

31/03/2018

**Source**

REIV

**Comparable property sales**

These are the three properties sold within two kilometers 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) 25 Bruce Street, Balnarring	\$830,000	13/03/2018
2) 37 Fauconshawe Street, Balnarring	\$1,020,000	07/03/2018
3) 2 Village Street, Balnarring	\$942,000	26/02/2018