

KAY & BURTON

STATEMENT OF INFORMATION

FOR SINGLE RESIDENTIAL PROPERTY LOCATED WITHIN OR
OUTSIDE THE MELBOURNE METROPOLITAN AREA

Sections 47AF of the Estate Agents Act 1980

PROPERTY OFFERED FOR SALE

1 Carisbrooke Street, Balnarring Beach, VIC 3926

INDICATIVE SELLING PRICE

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

Single Price \$2,300,000

MEDIAN SALE PRICE

House | Balnarring Beach (3926)

Period - From 8 May 2018 to 8 November 2018 | Source - REIV

Important advice about the median sale price: When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.

COMPARABLE PROPERTY SALES

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
9 CLIFF ROAD, BALNARRING BEACH VIC 3926	\$2,200,000	01/12/2017
8 SEAWIND ROAD, BALNARRING BEACH VIC 3926	\$2,100,000	25/11/2017
89A BALNARRING ROAD, BALNARRING VIC 3926	\$2,000,000	06/06/2017

Please contact us for further information regarding this document
or visit consumer.vic.gov.au/underquoting

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