

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

3 Thornton Grove, Balnarring, VIC 3926

Indicative selling price

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

Single price

\$2,850,000

or range between

&

Median sale price

Median price

\$ 1,300,000

Property type

House

Suburb

Balnarring

Period - From

30/03/2024

to

29/09/2024

Source

pdol

Comparable property sales

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.

Address of comparable property		Price	Date of sale
1	6 Thornton Gr, Balnarring Vic	\$2,220,000	27/04/2024
2	5 Thornton Gr, Balnarring Vic	\$2,050,000	17/05/2024
3			

This Statement of Information was prepared on:

30/09/2024