

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

2 Snow Court The Basin VIC 3154

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

\$690,000

&

\$730,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$705,340

Property type

House

Suburb

The Basin

Period-from

01 Mar 2019

to

29 Feb 2020

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

| | | |
|-----------------------------------|-----------|-----------|
| 16 Basin Court The Basin VIC 3154 | \$625,000 | 23-Feb-19 |
| 4 Ramona Court Boronia VIC 3155 | \$772,000 | 16-Nov-19 |
| 28 Elsie Street Boronia VIC 3155 | \$650,000 | 11-Jun-19 |

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: 11 March 2020



16 Basin Court The Basin VIC 3154

Sold Price

\$625,000

Sold Date

23-Feb-19



3



2



2

Distance

0.16km



4 Ramona Court Boronia VIC 3155

Sold Price

\$772,000

Sold Date

16-Nov-19



3



2



1

Distance

1.07km



28 Elsie Street Boronia VIC 3155

Sold Price

\$650,000

Sold Date

11-Jun-19



3



2



1

Distance

1.43km

RS = Recent sale

UN = Undisclosed Sale

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