

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

1/6 AUGUSTA ROAD 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

\$850,000

&

\$920,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$825,000

Property type

Other

Suburb

The Basin

Period-from

01 Feb 2023

to

31 Jan 2024

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

77 OLIVE GROVE BORONIA VIC 3155	\$850,500	15-Oct-23
46 STUART STREET THE BASIN VIC 3154	\$861,000	31-Oct-23
55 BERESFORD DRIVE BORONIA VIC 3155	\$895,000	15-Sep-23

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.~~

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77 OLIVE GROVE BORONIA VIC 3155

 4  2  -

Sold Price

\$850,500

Sold Date

15-Oct-23

Distance

1.36km



46 STUART STREET THE BASIN VIC 3154

 3  1  1

Sold Price

^{RS} **\$861,000**

Sold Date

31-Oct-23

Distance

0.61km



55 BERESFORD DRIVE BORONIA VIC 3155

 3  1  2

Sold Price

\$895,000

Sold Date

15-Sep-23

Distance

1.56km

RS = Recent sale

UN = Undisclosed Sale

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