

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 ST IVES 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

\$780,000

&

\$850,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$899,500

Property type

House

Suburb

The Basin

Period-from

01 Apr 2021

to

31 Mar 2022

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

2 BALDWIN AVENUE BORONIA VIC 3155	\$850,000	11-Jan-22
5 ENDERBY COURT BORONIA VIC 3155	\$810,000	02-Apr-22
47 BERESFORD DRIVE BORONIA VIC 3155	\$780,000	02-Dec-21

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: 21 April 2022



**2 BALDWIN AVENUE BORONIA
VIC 3155**

 4  2  2

Sold Price **\$850,000** Sold Date **11-Jan-22**

Distance **1.66km**



**5 ENDERBY COURT BORONIA VIC
3155**

 3  2  2

Sold Price ^{RS} **\$810,000** Sold Date **02-Apr-22**

Distance **1.76km**



**47 BERESFORD DRIVE BORONIA
VIC 3155**

 3  1  2

Sold Price **\$780,000** Sold Date **02-Dec-21**

Distance **0.99km**

RS = Recent sale **UN** = Undisclosed Sale

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