

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

4 Bayview Crescent 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

\$640,000

&

\$680,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$757,300

Property type

House

Suburb

The Basin

Period-from

01 Jul 2020

to

30 Jun 2021

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 Girdwood Road Boronia VIC 3155	\$657,000	05-May-21
7 Bennett Street Boronia VIC 3155	\$666,000	12-Feb-21
14 Alison Avenue Boronia VIC 3155	\$675,000	28-Jan-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: 09 July 2021



2 Girdwood Road Boronia VIC 3155 Sold Price ^{RS} **\$657,000** Sold Date **05-May-21**

 3  1  2

Distance **1.92km**



7 Bennett Street Boronia VIC 3155 Sold Price **\$666,000** Sold Date **12-Feb-21**

 3  1  1

Distance **1.02km**



14 Alison Avenue Boronia VIC 3155 Sold Price **\$675,000** Sold Date **28-Jan-21**

 3  1  2

Distance **0.68km**

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

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