



STATEMENT OF INFORMATION

LOT 1 REID LANE, BASS, VIC 3991

PREPARED BY PBI REAL ESTATE WORTHAGGI



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



LOT 1 REID LANE, BASS, VIC 3991

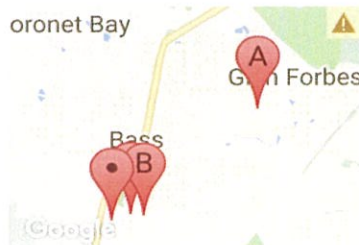
Icon: House - Icon: Boat - Icon: Car -

Indicative Selling Price

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

Price Range: **\$219,000 to \$219,000**

MEDIAN SALE PRICE



BASS, VIC, 3991

Suburb Median Sale Price (Vacant Land)

\$250,000

01 July 2016 to 30 June 2017

Provided by: pricefinder

COMPARABLE PROPERTIES

These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.



300 MCKENZIE RD, BASS, VIC 3991

Icon: House 6 - Icon: Boat - Icon: Car -

Sale Price

\$350,000

Sale Date: 24/06/2016

Distance from Property: 5.1km



95 BASS RD, BASS, VIC 3991

Icon: House 4 - Icon: Boat 2 - Icon: Car 4

Sale Price

\$485,000

Sale Date: 20/12/2016

Distance from Property: 870m



30 BASS RD, BASS, VIC 3991

Icon: House 4 - Icon: Boat - Icon: Car -

Sale Price

\$325,000

Sale Date: 16/01/2017

Distance from Property: 540m



This report has been compiled on 12/09/2017 by PBE Real Estate Wonthaggi. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

LOT 1 REID LANE, BASS, VIC 3991

Indicative selling price

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

Price Range: \$219,000 to \$219,000

Median sale price

Median price

\$250,000

House

Unit

Suburb

BASS

Period

01 July 2016 to 30 June 2017

Source



Comparable property sales

These are the three properties sold within five kilometres of the property for sale in the last 18 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
300 MCKENZIE RD, BASS, VIC 3991	\$350,000	24/06/2016
95 BASS RD, BASS, VIC 3991	\$485,000	20/12/2016
30 BASS RD, BASS, VIC 3991	\$325,000	16/01/2017