

STATEMENT OF INFORMATION

359 FOREST ROAD, THE BASIN, VIC

PREPARED BY I-TRAK REAL ESTATE PTY LTD

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



359 FOREST ROAD, THE BASIN, VIC

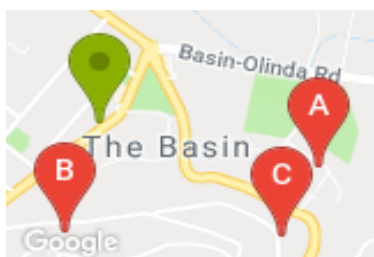
 4  2  2

Indicative Selling Price

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

Price Range: \$660,000 to \$690,000

MEDIAN SALE PRICE



THE BASIN, VIC, 3154

Suburb Median Sale Price (House)

\$655,000

01 July 2017 to 30 June 2018

Provided by: 

COMPARABLE PROPERTIES

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



3 CLEVE AVE, THE BASIN, VIC 3154

 3  1  2

Sale Price

***\$655,000**

Sale Date: 11/04/2018

Distance from Property: 731m



32 OLD FOREST RD, THE BASIN, VIC 3154

 4  2  2

Sale Price

***\$700,000**

Sale Date: 05/06/2018

Distance from Property: 402m



26 TOORAK AVE, THE BASIN, VIC 3154

 4  2  -

Sale Price

\$740,000

Sale Date: 21/01/2018

Distance from Property: 717m



This report has been compiled on 02/07/2018 by i-TRAK Real Estate Pty Ltd. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

359 FOREST ROAD, THE BASIN, VIC

Indicative selling price

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

Price Range:

\$660,000 to \$690,000

Median sale price

Median price

\$655,000

House

X

Unit

Suburb

THE BASIN

Period

01 July 2017 to 30 June 2018

Source



Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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
3 CLEVE AVE, THE BASIN, VIC 3154	*\$655,000	11/04/2018
32 OLD FOREST RD, THE BASIN, VIC 3154	*\$700,000	05/06/2018
26 TOORAK AVE, THE BASIN, VIC 3154	\$740,000	21/01/2018