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## STATEMENT OF INFORMATION

# Single residential property located in the Melbourne metropolitan area.

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Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address  
Including suburb and  
postcode 20 Goodwin Street, The Basin

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$620,000 & \$682,000

### Median sale price

Median price \$611,000

\*House X

Suburb The Basin

Period - From 01/04/2016 to 31/03/2017

Source REIV [propertydata.com.au](http://propertydata.com.au)

### 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
13 Judith Avenue, Boronia	\$665,000	05/02/2017
72 Miller Road, The Basin	\$635,000	30/03/2017
18 Bennett Street, Boronia	\$630,000	25/03/2017

Property data source: REIV [propertydata.com.au](http://propertydata.com.au). Generated on 29<sup>th</sup> June, 2017.