

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

8 VIEW ROAD 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

\$1,050,000

&

\$1,150,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$854,250

Property type

House

Suburb

The Basin

Period-from

01 Jul 2023

to

30 Jun 2024

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

6 GOVERNMENT ROAD THE BASIN VIC 3154	\$1,075,000	26-Feb-24
19 MERCIA AVENUE THE BASIN VIC 3154	\$1,117,500	28-May-24
70 MOUNT VIEW ROAD BORONIA VIC 3155	\$1,050,000	28-Mar-24

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: 29 July 2024

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6 GOVERNMENT ROAD THE BASIN VIC 3154 Sold Price **\$1,075,000** Sold Date **26-Feb-24**
Distance **0.29km**

 5  2  1



19 MERCIA AVENUE THE BASIN VIC 3154 Sold Price ^{RS} **\$1,117,500** Sold Date **28-May-24**
Distance **0.67km**

 3  2  3



70 MOUNT VIEW ROAD BORONIA VIC 3155 Sold Price **\$1,050,000** Sold Date **28-Mar-24**
Distance **1.12km**

 4  2  4

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

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