
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 93 Arcadia Avenue, The Basin 3154

Indicative selling price

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

Range between \$630,000 & \$660,000

Median sale price

Median price \$651,000

*House ☒

Suburb The Basin

Period - From 01/02/2018 to 31/01/2019

Source CoreLogic

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
7 Lyndon Road, Boronia 3155	\$657,000	10/12/2018
1220 Mountain Highway, The Basin 3154	\$647,500	17/11/2018
11 Blythe Avenue, Boronia 3155	\$648,000	21/01/2019

Property data source: CoreLogic. Generated on 11th of February 2019.