

## 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

50 ARCADIA AVENUE THE BASIN VIC 3154

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$920,000

&

\$990,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$858,500

Property type

House

Suburb

The Basin

Period-from

01 Sep 2023

to

31 Aug 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

|                                     |           |           |
|-------------------------------------|-----------|-----------|
| 8 PALOMA COURT BORONIA VIC 3155     | \$960,000 | 05-Jun-24 |
| 4 FESTIVAL PLACE THE BASIN VIC 3154 | \$950,000 | 01-Aug-24 |
| 32 BALDWIN AVENUE BORONIA VIC 3155  | \$933,000 | 15-Jul-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: 17 September 2024



**8 PALOMA COURT BORONIA VIC  
3155**

4 2 2

Sold Price

**\$960,000**

Sold Date

**05-Jun-24**

Distance

**1.1km**



**4 FESTIVAL PLACE THE BASIN VIC  
3154**

3 - -

Sold Price

**\$950,000**

Sold Date

**01-Aug-24**

Distance

**0.68km**



**32 BALDWIN AVENUE BORONIA  
VIC 3155**

3 2 9

Sold Price

**\$933,000**

Sold Date

**15-Jul-24**

Distance

**1.7km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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