

Statement of Information  
**Internet advertising for single residential property  
located within or outside the Melbourne metropolitan  
area**

Sections 47AF of the *Estate Agents Act 1980*

**Property offered for sale**

Address  
Including suburb and  
postcode 16 Hade Avenue, Bass VIC 3991

**Indicative selling price**

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

Single price \$350,000 or range between \$ & \$

**Median sale price**

(\*Delete house or unit as applicable)

Median price \$370,000 \*LAND  \*unit  Suburb  
or locality BASS, VIC 3991  
Period - From 01/04/2021 to 31/03/2022 Source PRICEFINDER

**Either** 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 six months\*.

**Or** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months\*.