

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

1/21 Augusta 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

\$650,000

&

\$715,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$655,000

*House

X

*Unit

Suburb

The Basin

Period-from

01 Feb 2018

to

31 Jan 2019

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 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

20 Stuart Street The Basin VIC 3154	\$660,000	06-Oct-18
278 Forest Road Boronia VIC 3155	\$680,200	13-Dec-18
3 Hovea Court Boronia VIC 3155	\$685,000	31-Jan-19

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 six months.~~

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20 Stuart Street The Basin VIC 3154 Sold Price **\$660,000** Sold Date **06-Oct-18**

4 2 5

Distance **0.37km**



278 Forest Road Boronia VIC 3155 Sold Price ^{RS} **\$680,200** Sold Date **13-Dec-18**

4 2 2

Distance **0.78km**



3 Hovea Court Boronia VIC 3155 Sold Price ^{RS} **\$685,000** ^{UN} Sold Date **31-Jan-19**

4 2 2

Distance **1.06km**

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

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