

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

17 OLD FOREST 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

\$700,000

&

\$770,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$825,000

Property type

House

Suburb

The Basin

Period-from

01 Nov 2022

to

31 Oct 2023

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

22 WARATAH AVENUE THE BASIN VIC 3154	\$710,500	18-Aug-23
70 CLAREMONT AVENUE THE BASIN VIC 3154	\$756,000	28-Jun-23
4 ST IVES COURT THE BASIN VIC 3154	\$775,000	16-Sep-23

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: 21 November 2023


**22 WARATAH AVENUE THE BASIN
VIC 3154**
 3  1  3

Sold Price

\$710,500

Sold Date

18-Aug-23

Distance

0.54km

**70 CLAREMONT AVENUE THE
BASIN VIC 3154**
 3  1  2

Sold Price

\$756,000

Sold Date

28-Jun-23

Distance

1.4km

**4 ST IVES COURT THE BASIN VIC
3154**
 4  2  2

Sold Price

^{RS} **\$775,000**

Sold Date

16-Sep-23

Distance

1.02km
RS = Recent sale

UN = Undisclosed Sale

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