

### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

Propert <sup>o</sup>	y offered	for s	ale
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Address Including suburb and	10 Walker Street, The Basin Vic 3154
postcode	

#### Indicative selling price

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

Range between	\$570,000	&	\$620,000
	<b>4</b> • • • • • • • • • • • • • • • • • • •		

### Median sale price

Median price	\$620,000	Hou	ıse X	Unit		Suburb	The Basin
Period - From	01/04/2017	to	30/06/2017		Source	REIV	

#### 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.

Add	dress of comparable property	Price	Date of sale
1	14 Bayview Cr THE BASIN 3154	\$610,000	12/08/2017
2	1/3 Boronia Rd BORONIA 3155	\$610,000	25/04/2017
3	67 Bayview Cr THE BASIN 3154	\$590,000	10/05/2017

#### OR

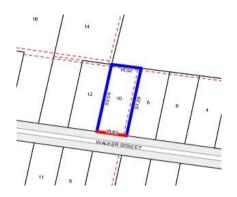
B\* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.





Account - Bell RE Belgrave | P: 03 9754 6888







Property Type: House (Previously

Occupied - Detached) Land Size: 987 sqm approx

**Agent Comments** 

**Indicative Selling Price** \$570,000 - \$620,000 **Median House Price** June quarter 2017: \$620,000

## Comparable Properties



14 Bayview Cr THE BASIN 3154 (REI)





Price: \$610,000 Method: Auction Sale Date: 12/08/2017

Rooms: -

Property Type: House (Res) Land Size: 1232 sqm approx **Agent Comments** 



1/3 Boronia Rd BORONIA 3155 (REI/VG)

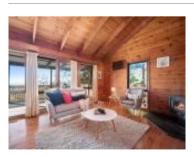




Price: \$610,000 Method: Private Sale Date: 25/04/2017

Rooms: 4

Property Type: House Land Size: 430 sqm approx Agent Comments



67 Bayview Cr THE BASIN 3154 (REI)

**=** 3





Price: \$590,000 Method: Private Sale Date: 10/05/2017

Rooms: 5

Property Type: House (Res) Land Size: 1016 sqm approx Agent Comments

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