

## 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

10 Walker Street, The Basin Vic 3154

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$570,000

&

\$620,000

#### Median sale price

Median price \$620,000

House

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.

	Address 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.

**Rooms:****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)**

Agent Comments

**Price:** \$610,000**Method:** Auction Sale**Date:** 12/08/2017**Rooms:** -**Property Type:** House (Res)**Land Size:** 1232 sqm approx**1/3 Boronia Rd BORONIA 3155 (RE/VG)**

Agent Comments

**Price:** \$610,000**Method:** Private Sale**Date:** 25/04/2017**Rooms:** 4**Property Type:** House**Land Size:** 430 sqm approx**67 Bayview Cr THE BASIN 3154 (REI)**

Agent Comments

**Price:** \$590,000**Method:** Private Sale**Date:** 10/05/2017**Rooms:** 5**Property Type:** House (Res)**Land Size:** 1016 sqm approx