
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

59 Miller Road, The Basin 3154

Indicative selling price

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

Range between \$660,000 & \$710,000

Median sale price

Median price

\$655,000

*House

X

Suburb

The Basin

Period - From

01/08/2017

to

31/07/2018

Source

CoreLogic

Comparable property sales

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
9 Pippin Court, The Basin 3154	\$700,000	22/04/2018
46 Stuart Street, The Basin 3154	\$700,500	12/05/2018
11 Christopher Avenue, The Basin 3154	\$685,000	05/07/2018

Property data source: CoreLogic. Generated on 3rd August 2018.