

# 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

32 Mercia Avenue, 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

\$620,000

&

\$680,000

### Median sale price

Median price

\$896,000

Property Type

House

Suburb

The Basin

Period - From

24/05/2021

to

23/05/2022

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	43 Miller Rd THE BASIN 3154	\$705,000	19/02/2022
2	11 Ross Av THE BASIN 3154	\$650,000	18/02/2022
3	24 Mercia Av THE BASIN 3154	\$650,000	10/05/2022

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.~~

This Statement of Information was prepared on:

24/05/2022 18:25



**Property Type:** House (Res)

**Land Size:** 819 sqm approx

Agent Comments

## Comparable Properties



**43 Miller Rd THE BASIN 3154 (REI/VG)**

Agent Comments



**Price:** \$705,000

**Method:** Auction Sale

**Date:** 19/02/2022

**Property Type:** House (Res)

**Land Size:** 740 sqm approx



**11 Ross Av THE BASIN 3154 (REI/VG)**

Agent Comments



**Price:** \$650,000

**Method:** Sold Before Auction

**Date:** 18/02/2022

**Property Type:** House (Res)

**Land Size:** 1029 sqm approx



**24 Mercia Av THE BASIN 3154 (REI)**

Agent Comments



**Price:** \$650,000

**Method:** Private Sale

**Date:** 10/05/2022

**Property Type:** Land

**Land Size:** 984 sqm approx