# 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	cons	sumer.vic.go	v.au/	underquot	ing		
Range betwee	\$620,000		&		\$680,000			
Median sale p	rice							
Median price	\$896,000	Pro	operty Type	Hous	se		Suburb	The Basin
Period - From	24/05/2021	to	23/05/2022		So	urce	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.

Ade	dress 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





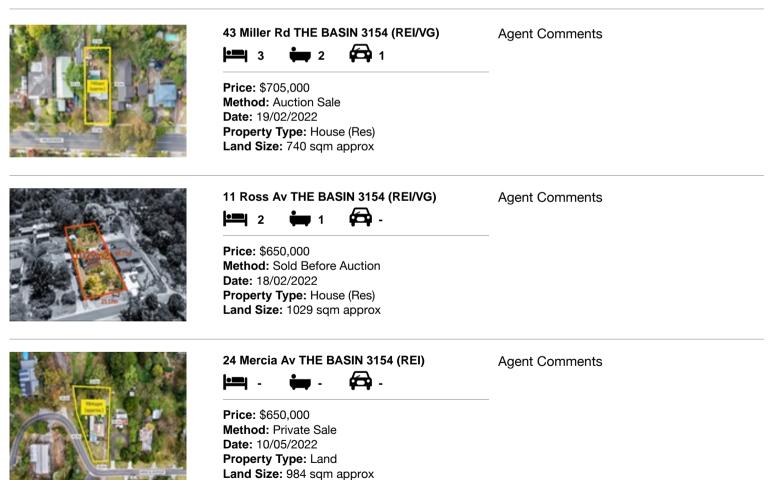
Batry Plant



**Property Type:** House (Res) **Land Size:** 819 sqm approx Agent Comments Miles Howell 9725 0000 0437 618 150 mileshowell@methven.com.au

Indicative Selling Price \$620,000 - \$680,000 Median House Price 24/05/2021 - 23/05/2022: \$896,000

# **Comparable Properties**



Account - Professionals Croydon | P: 03 9725 0000 | F: 03 9725 7354





The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.