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## STATEMENT OF INFORMATION

# Single residential property located in the Melbourne metropolitan area.

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Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address  
Including suburb and  
postcode

9 Pippin Court, The Basin

### Indicative selling price

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

Range between \$670,000 & \$720,000

### Median sale price

Median price

\$650,000

\*House

X

Suburb

The Basin

Period - From

01/01/2017

to

31/12/2017

Source

REIV propertydata.com.au

### 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
2 Janet Street, Boronia 3155	\$720,000	28/08/2017
5 Democrat Drive, The Basin 3154	\$700,000	23/09/2017
24 Flinders Crescent, Boronia 3155	\$685,000	30/10/2017

Property data source: REIV propertydata.com.au. Generated on 14<sup>th</sup> of February 2018.