

Angela Glen
11/06/17
11/6/17

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



65 GOVERNMENT ROAD, THE BASIN, VIC 3 1 2

Indicative Selling Price

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

490,000 to 530,000

Provided by: Connor, i-TRAK Real Estate Pty Ltd

SUBURB MEDIAN



THE BASIN, VIC, 3154

Suburb Median Sale Price (House)

\$602,000

01 April 2016 to 31 March 2017

Provided by: pricefinder

COMPARABLE PROPERTIES

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.



45 CLAREMONT AVE, THE BASIN, VIC 3154 3 2 2

Sale Price

\$532,000

Sale Date: 09/03/2017

Distance from Property: 571m



43 INVERNESS AVE, THE BASIN, VIC 3154 3 1 1

Sale Price

\$535,000

Sale Date: 25/01/2017

Distance from Property: 399m



74 CLAREMONT AVE, THE BASIN, VIC 3154 2 2 1

Sale Price

\$525,000

Sale Date: 27/11/2016

Distance from Property: 822m



This report has been compiled on 11/06/2017 by i-TRAK Real Estate Pty Ltd. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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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 65 GOVERNMENT ROAD, THE BASIN, VIC 3154

Indicative selling price

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

Single Price / Range 490,000 to 530,000

Median sale price

Median price \$602,000 House ☒ Unit ☐ Suburb THE BASIN

Period 01 April 2016 to 31 March 2017 Source 

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
45 CLAREMONT AVE, THE BASIN, VIC 3154	\$532,000	09/03/2017
43 INVERNESS AVE, THE BASIN, VIC 3154	\$535,000	25/01/2017
74 CLAREMONT AVE, THE BASIN, VIC 3154	\$525,000	27/11/2016