

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

70 Miller Road, The Basin

Indicative selling price

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

Range between \$*585,000 & \$635,000

Median sale price

Median price \$682,500

*House ☒

Suburb The Basin

Period - From 1/5/2018 to 30/4/2019

Source realestate.com.au

Comparable property sales

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 – 7 Yates Court, The Basin	\$650,000	03/10/2018
2 – 27 Gravenstein Crescent, The Basin	\$730,000	18/09/2018
3 – 11 Christopher Avenue, The Basin	\$685,000	27/07/2018

Date: 27/05/2019