

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



1421 MOUNTAIN HIGHWAY, THE BASIN,

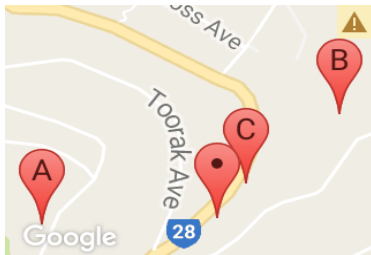
 3  2  2

Indicative Selling Price

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

\$420,000 to \$460,000

SUBURB MEDIAN



THE BASIN, VIC, 3154

Suburb Median Sale Price (House)

\$602,000

01 April 2016 to 31 March 2017

Provided by: 

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.



54 GOVERNMENT RD, THE BASIN, VIC 3154

 3  1  -

Sale Price

\$500,500

Sale Date: 26/11/2016

Distance from Property: 286m



45 CLAREMONT AVE, THE BASIN, VIC 3154

 3  2  2

Sale Price

\$532,000

Sale Date: 09/03/2017

Distance from Property: 272m



1413 MOUNTAIN HWY, THE BASIN, VIC 3154

 3  2  2

Sale Price

\$435,000

Sale Date: 26/04/2016

Distance from Property: 77m



This report has been compiled on 14/06/2017 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

1421 MOUNTAIN HIGHWAY, THE BASIN, VIC 3154

Indicative selling price

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

Single Price / Range

\$420,000 to \$460,000

Median sale price

Median price

\$602,000

House

X

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
54 GOVERNMENT RD, THE BASIN, VIC 3154	\$500,500	26/11/2016
45 CLAREMONT AVE, THE BASIN, VIC 3154	\$532,000	09/03/2017
1413 MOUNTAIN HWY, THE BASIN, VIC 3154	\$435,000	26/04/2016