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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 13 Verbena Avenue, The Basin 3154

### Indicative selling price

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

Range between \$680,000 & \$720,000

### Median sale price

Median price \$650,000

\*House ☒

Suburb The Basin

Period - From 01/01/2017 to 31/12/2017

Source REIV [propertydata.com.au](http://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
5 Democrat Dr THE BASIN	\$700,000	23/09/2017
26 Lockwoods Rd BORONIA	\$697,000	06/09/2017
25 Goodwin St THE BASIN	\$682,000	16/12/2017

Property data source: REIV [propertydata.com.au](http://propertydata.com.au). Generated on 5<sup>th</sup> of February 2018.