

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

13/49 Democrat Drive, The Basin Vic 3154

Indicative selling price

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

Range between

\$720,000

&

\$770,000

Median sale price

Median price

\$850,500

Property Type

House

Suburb

The Basin

Period - From

16/12/2020

to

15/12/2021

Source

REIV

Comparable property sales (*Delete A or B below as applicable)

- 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	14/49 Democrat Dr THE BASIN 3154	\$765,000	15/07/2021
2	3/5 Oak Av BORONIA 3155	\$725,000	17/10/2021
3	1/56 Olive Gr BORONIA 3155	\$720,000	23/10/2021

OR

- ~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

16/12/2021 10:19



 3  2  2

Rooms: 8
Property Type: Unit
Land Size: 303 sqm approx
 Agent Comments

Indicative Selling Price
 \$720,000 - \$770,000
Median House Price
 16/12/2020 - 15/12/2021: \$850,500

Comparable Properties



14/49 Democrat Dr THE BASIN 3154 (VG)

Agent Comments

 3  -  -

Price: \$765,000
Method: Sale
Date: 15/07/2021
Property Type: Flat/Unit/Apartment (Res)



3/5 Oak Av BORONIA 3155 (REI)

Agent Comments

 3  1  2

Price: \$725,000
Method: Private Sale
Date: 17/10/2021
Property Type: Unit
Land Size: 261 sqm approx



1/56 Olive Gr BORONIA 3155 (REI)

Agent Comments

 3  1  1

Price: \$720,000
Method: Sold Before Auction
Date: 23/10/2021
Property Type: Unit
Land Size: 360 sqm approx