
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

73 Inverness Avenue, The Basin 3154

Indicative selling price

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

Range between

\$720,000

 &

\$790,000

Median sale price

Median price

\$655,000

*House

X

Suburb

The Basin

Period - From

01/09/2017

to

31/08/2018

Source

CoreLogic

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
67 Government Road, The Basin 3154	\$730,250	31/07/2018
14 Ross Avenue, The Basin 3154	\$745,000	26/05/2018
359 Forest Road, The Basin 3154	\$765,000	27/07/2018

Property data source: CoreLogic. Generated on 8th September 2018.