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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

9 View Road, The Basin, VIC, 3154

### Indicative selling price

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

Range between

\$700,000

&

\$770,000

### Median sale price

Median price

\$650,000

\*House

X

Suburb

The Basin

Period - From

01/06/2017

to

31/05/2018

Source

REIV

### 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
26 Toorak Avenue, The Basin, 3154	\$740,000	21/01/2018
46 Stuart Street, The Basin, 3154	\$700,500	12/05/2018
19 Rome Beauty Avenue, The Basin, 3154	\$727,000	24/02/2018

Property data source: REIV. Generated on 15<sup>th</sup> June, 2018.