

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

26 Bayview Crescent The Basin VIC 3154

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,150,000

&

\$1,250,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$745,000

Property type

House

Suburb

The Basin

Period-from

01 Mar 2020

to

28 Feb 2021

Source

Corelogic

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 6 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

19A Myrtle Crescent Ferntree Gully VIC 3156	\$1,291,000	12-Dec-20
15 Mont Albert Road Ferntree Gully VIC 3156	\$1,200,000	24-Oct-20
32 Frederick Street Ferntree Gully VIC 3156	\$1,185,000	14-Dec-20

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 6 months.~~

This Statement of Information was prepared on: 19 March 2021



19A Myrtle Crescent Ferntree Gully Sold Price **\$1,291,000** Sold Date **12-Dec-20**
VIC 3156

5 2 3

Distance **1.81km**



15 Mont Albert Road Ferntree Gully Sold Price ^{RS} **\$1,200,000** Sold Date **24-Oct-20**
VIC 3156

7 3 5

Distance **1.09km**



32 Frederick Street Ferntree Gully Sold Price **\$1,185,000** Sold Date **14-Dec-20**
VIC 3156

4 2 8

Distance **0.85km**

RS = Recent sale UN = Undisclosed Sale

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