

STATEMENT OF INFORMATION

5 DEMOCRAT DRIVE, THE BASIN, VIC 3154

PREPARED BY I-TRAK REAL ESTATE PTY LTD

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



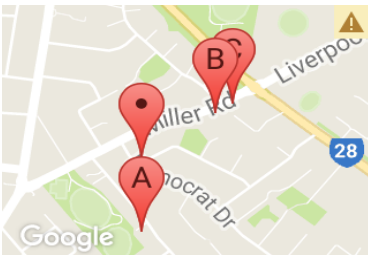
5 DEMOCRAT DRIVE, THE BASIN, VIC 3154  3  2  3

Indicative Selling Price

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

Price Range: **\$590,000 to \$630,000**

MEDIAN SALE PRICE



THE BASIN, VIC, 3154

Suburb Median Sale Price (House)

\$620,000

01 July 2016 to 30 June 2017

Provided by: 

COMPARABLE PROPERTIES

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.



2/1 ASTER ST, THE BASIN, VIC 3154

 3  1  1

Sale Price

***\$637,000**

Sale Date: 22/08/2017

Distance from Property: 264m



72 MILLER RD, THE BASIN, VIC 3154

 3  1  1

Sale Price

\$635,000

Sale Date: 30/03/2017

Distance from Property: 291m



80 MILLER RD, THE BASIN, VIC 3154

 3  1  1

Sale Price

\$597,000

Sale Date: 10/02/2017

Distance from Property: 356m



This report has been compiled on 04/09/2017 by i-TRAK Real Estate Pty Ltd. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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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

5 DEMOCRAT DRIVE, THE BASIN, VIC 3154

Indicative selling price

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

Price Range:

\$590,000 to \$630,000

Median sale price

Median price

\$620,000

House

X

Unit

Suburb

THE BASIN

Period

01 July 2016 to 30 June 2017

Source



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
2/1 ASTER ST, THE BASIN, VIC 3154	*\$637,000	22/08/2017
72 MILLER RD, THE BASIN, VIC 3154	\$635,000	30/03/2017
80 MILLER RD, THE BASIN, VIC 3154	\$597,000	10/02/2017