



# STATEMENT OF INFORMATION

OF THE PBR AND PBR'S AFFILIATES  
AND THE PBR'S AFFILIATES' AFFILIATES



## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



### LOT 7 REID LANE, BASS, VIC 3991

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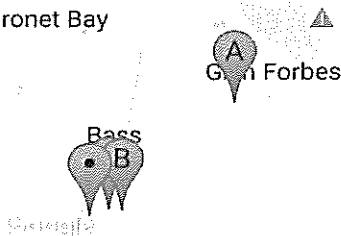
#### Indicative Selling Price

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

Price Range: **\$265,000 to \$265,000**

## MEDIAN SALE PRICE

oronet Bay



### BASS, VIC, 3991

Suburb Median Sale Price (Vacant Land)

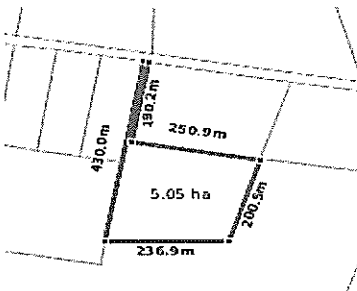
**\$267,500**

01 October 2016 to 30 September 2017

Provided by: pricefinder

## COMPARABLE PROPERTIES

These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.



### 300 MCKENZIE RD, BASS, VIC 3991

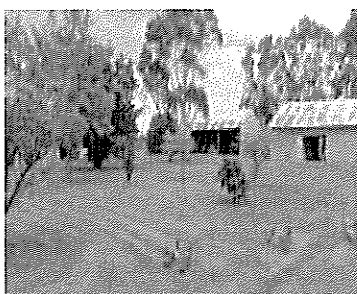
6 -

#### Sale Price

**\$350,000**

Sale Date: 24/06/2016

Distance from Property: 5.1km



### 95 BASS RD, BASS, VIC 3991

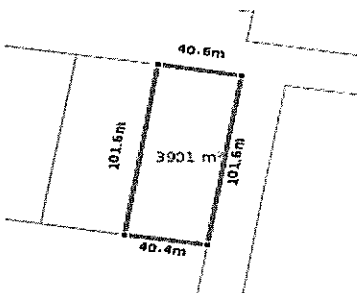
4 2 4

#### Sale Price

**\$485,000**

Sale Date: 20/12/2016

Distance from Property: 870m



### 30 BASS RD, BASS, VIC 3991

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#### Sale Price

**\$325,000**

Sale Date: 16/01/2017

Distance from Property: 540m



This report has been compiled on 11/10/2017 by PBE Real Estate Wonthaggi. Property Data Solutions Pty Ltd 2017 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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## Statement of Information

# Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

LOT 7 REID LANE, BASS, VIC 3991

### Indicative selling price

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

Price Range: \$265,000 to \$265,000

### Median sale price

Median price

\$267,500

House

Unit

Suburb

BASS

Period

01 October 2016 to 30 September  
2017

Source

pricefinder

### Comparable property sales

These are the three properties sold within five kilometres of the property for sale in the last 18 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
300 MCKENZIE RD, BASS, VIC 3991	\$350,000	24/06/2016
95 BASS RD, BASS, VIC 3991	\$485,000	20/12/2016
30 BASS RD, BASS, VIC 3991	\$325,000	16/01/2017