

Statement of Information

Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Indicative selling price

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

Range between	\$620,000	&	\$670,000
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Median sale price

(*Delete house or unit as applicable)

Median price	\$489,050	*unit	X	Suburb or locality	The Basin
Period - From	July 2017	to	November 2017	Source	RP Data

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres/five kilometres* of the property for sale in the last six months/18 months* that the estate agent or agent's representative considers to be most comparable to the property for sale. (*Delete as applicable)

Address of comparable property	Price	Date of sale
1 - 2/1 Aster Street, The Basin	\$637,000	22/08/2017
2- 4/16 Rosella Avenue, Boronia	\$700,000	13/07/2017
3 – 1/20 Bambury Street, Boronia	\$670,000	31/05/2017