

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

15 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

\$690,000

&

\$750,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$899,500

Property type

House

Suburb

The Basin

Period-from

01 May 2021

to

30 Apr 2022

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


1442 MOUNTAIN HIGHWAY THE BASIN VIC 3154	\$735,000	20-Nov-21
71 INVERNESS AVENUE THE BASIN VIC 3154	\$735,000	25-Mar-22
22 FERN ROAD UPPER FERNTREE GULLY VIC 3156	\$700,000	20-Jan-22

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: 09 May 2022

1442 MOUNTAIN HIGHWAY THE BASIN VIC 3154	Sold Price	\$735,000	Sold Date	20-Nov-21
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 3	 1	 1	Distance	-
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71 INVERNESS AVENUE THE BASIN VIC 3154	Sold Price	^{RS} \$735,000 ^{UN}	Sold Date	25-Mar-22
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 3	 1	 -	Distance	-
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22 FERN ROAD UPPER FERNTREE GULLY VIC 3156	Sold Price	\$700,000	Sold Date	20-Jan-22
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 3	 2	 1	Distance	4.02km
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RS = Recent sale UN = Undisclosed Sale

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