



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

13 Stuart Street, The Basin

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

\$790,000

&

\$850,000

Median sale price

Median price

\$845,000

Property type

House

Suburb

The Basin

Period - From

01 April
2023

to

31 March
2024

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 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

38 Bayview Crescent, The Basin	\$840,000	04 Jan 2024
37 Merca Avenue, The Basin	823,000	09 Decemeber 2023
8 Inverness Avenue, The Basin	\$835,000	22 March 2024

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 six months.

This Statement of Information was prepared on: 29th April 2024