

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

1444 Mountain Highway, 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

\$680,000

&

\$720,000

Median sale price

Median price

\$852,300

Property type

House

Suburb

The Basin

Period - From

01/01/2022

to

31/03/2022

Source

REIU

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

1)	71 Inversness Avenuem The Basin	\$735,000	25/3/2022
2)	24 Mercia Avenue, The Basin	\$650,000	10/05/2022
3)		\$	

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: 01/06/2022