

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



14 BAYVIEW CRESCENT, THE BASIN, VIC

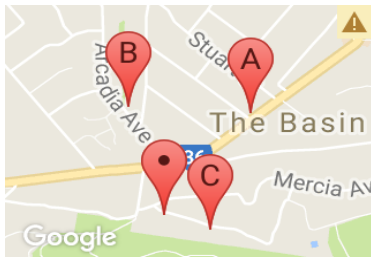


Indicative Selling Price

For the meaning of this price see consumer.vic.au/underquoting

Price Range: **\$560,000 to \$590,000**

MEDIAN SALE PRICE



THE BASIN, VIC, 3154

Suburb Median Sale Price (House)

\$617,500

01 July 2016 to 30 June 2017

Provided by: pricefinder

COMPARABLE PROPERTIES

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.



325 FOREST RD, THE BASIN, VIC 3154



Sale Price

***\$477,000**

Sale Date: 08/07/2017

Distance from Property: 461m



14 ARCADIA AVE, THE BASIN, VIC 3154



Sale Price

***\$620,000**

Sale Date: 22/06/2017

Distance from Property: 405m



34 BAYVIEW CRES, THE BASIN, VIC 3154



Sale Price

\$599,500

Sale Date: 24/02/2017

Distance from Property: 159m



This report has been compiled on 22/07/2017 by i-TRAK Real Estate Pty Ltd. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

14 BAYVIEW CRESCENT, THE BASIN, VIC 3154

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range: \$560,000 to \$590,000

Median sale price

Median price \$617,500

House

Unit

Suburb

THE BASIN

Period 01 July 2016 to 30 June 2017

Source



Comparable property sales

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
325 FOREST RD, THE BASIN, VIC 3154	*\$477,000	08/07/2017
14 ARCADIA AVE, THE BASIN, VIC 3154	*\$620,000	22/06/2017
34 BAYVIEW CRES, THE BASIN, VIC 3154	\$599,500	24/02/2017