



STATEMENT OF INFORMATION

73 HADE AVENUE, BASS, VIC 3991

PREPARED BY PBE REAL ESTATE WONTHAGGI



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



73 HADE AVENUE, BASS, VIC 3991

- - -

Indicative Selling Price

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

Single Price: \$449,000

MEDIAN SALE PRICE



BASS, VIC, 3991

Suburb Median Sale Price (House)

\$415,000

01 January 2017 to 31 December 2017

Provided by: pricefinder

COMPARABLE PROPERTIES

These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.



43 REID LANE, BASS, VIC 3991

3 2 2

Sale Price

\$555,000

Sale Date: 24/10/2016

Distance from Property: 739m



35 ACTON RD, BASS, VIC 3991

3 2 2

Sale Price

\$472,500

Sale Date: 06/06/2017

Distance from Property: 731m



10 BASS RD, BASS, VIC 3991

4 1 5

Sale Price

Price Withheld

Sale Date: 08/09/2017

Distance from Property: 359m



This report has been compiled on 22/01/2018 by PBE Real Estate Wonthaggi. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

73 HADE AVENUE, BASS, VIC 3991

Indicative selling price

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

Single Price:

\$449,000

Median sale price

Median price

\$415,000

House

X

Unit

Suburb

BASS

Period

01 January 2017 to 31 December 2017

Source



Comparable property sales

These are the three properties sold within five kilometres of the property for sale in the last 18 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
43 REID LANE, BASS, VIC 3991	\$555,000	24/10/2016
35 ACTON RD, BASS, VIC 3991	\$472,500	06/06/2017
10 BASS RD, BASS, VIC 3991	Price Withheld	08/09/2017