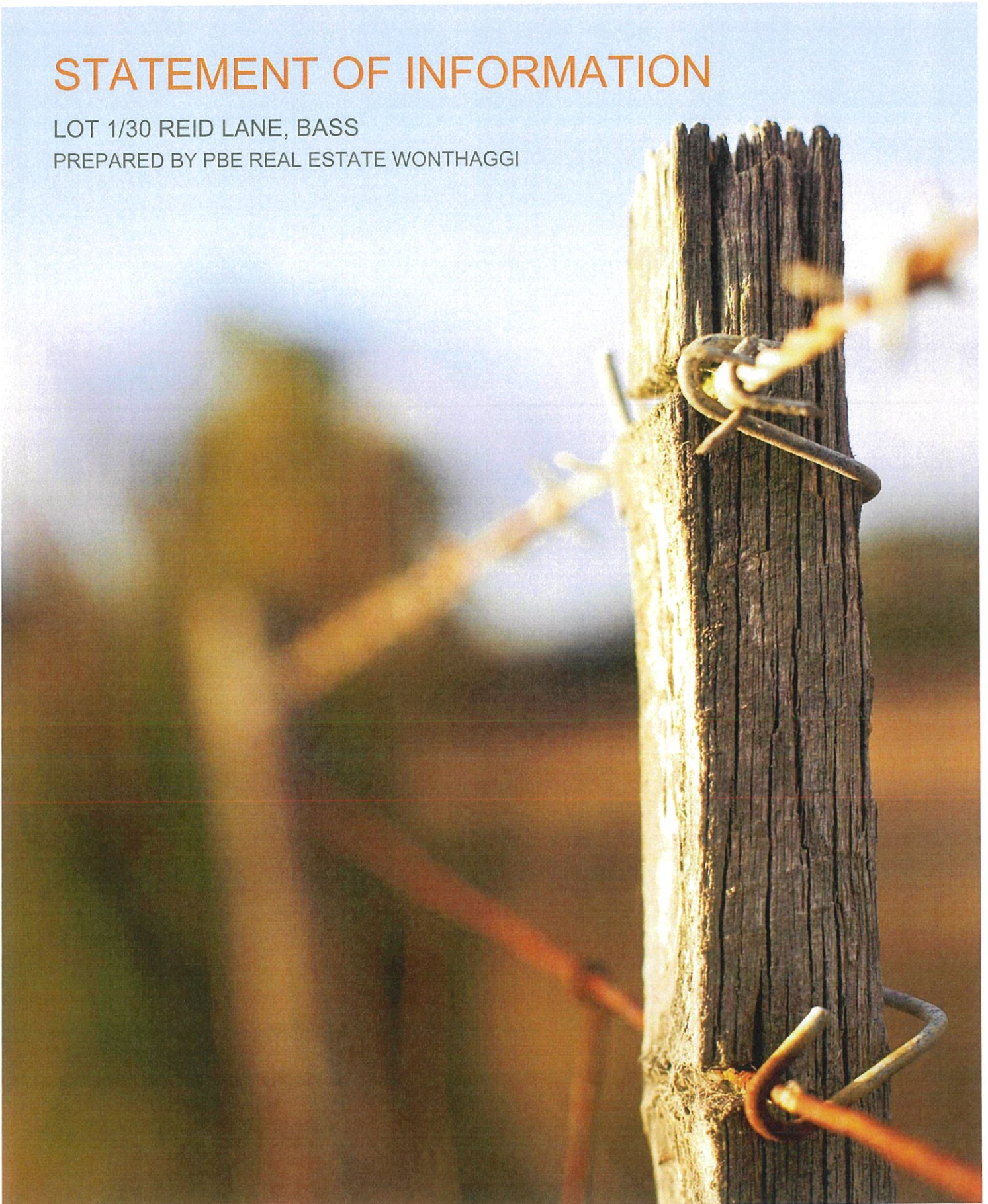


STATEMENT OF INFORMATION

LOT 1/30 REID LANE, BASS

PREPARED BY PBE REAL ESTATE WONTHAGGI





STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



LOT 1/30 REID LANE, BASS

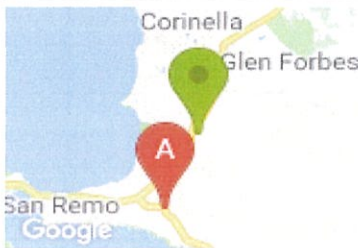


Indicative Selling Price

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

Single Price: **\$275,000**

MEDIAN SALE PRICE



BASS, VIC, 3991

Suburb Median Sale Price (Vacant Land)

\$173,000

01 July 2017 to 30 June 2018

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.



1 ANDERSON RISE, ANDERSON, VIC 3995



Sale Price

\$300,000

Sale Date: 14/08/2017

Distance from Property: 4.8km



4 REID LANE, BASS, VIC 3991



Sale Price

***\$239,000**

Sale Date: 11/12/2017

Distance from Property: 103m



7 REID LANE, BASS, VIC 3991



Sale Price

***\$265,000**

Sale Date: 22/12/2017

Distance from Property: 103m

This report has been compiled on 13/07/2018 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

LOT 1/30 REID LANE, BASS

Indicative selling price

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

Single Price:

\$275,000

Median sale price

Median price

\$173,000

House

Unit


Suburb

BASS

Period

01 July 2017 to 30 June 2018

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
1 ANDERSON RISE, ANDERSON, VIC 3995	\$300,000	14/08/2017
4 REID LANE, BASS, VIC 3991	*\$239,000	11/12/2017
7 REID LANE, BASS, VIC 3991	*\$265,000	22/12/2017