

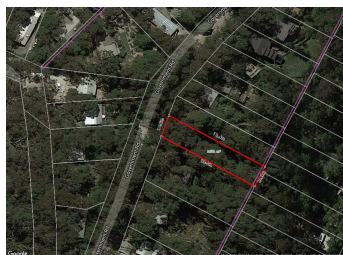
STATEMENT OF INFORMATION

55 GOVERNMENT ROAD, THE BASIN, VIC 3154

PREPARED BY I-TRAK REAL ESTATE PTY LTD

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



55 GOVERNMENT ROAD, THE BASIN, VIC



Indicative Selling Price

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

Price Range: **\$530,000 to \$580,000**

MEDIAN SALE PRICE



THE BASIN, VIC, 3154

Suburb Median Sale Price (House)

\$650,000

01 April 2017 to 31 March 2018

Provided by: 

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.



1442 MOUNTAIN HWY, THE BASIN, VIC 3154



Sale Price

***\$595,000**

Sale Date: 03/04/2018

Distance from Property: 133m



7 BAYVIEW CRES, THE BASIN, VIC 3154



Sale Price

\$590,000

Sale Date: 15/03/2018

Distance from Property: 763m



1449 MOUNTAIN HWY, THE BASIN, VIC 3154



Sale Price

\$521,000

Sale Date: 28/02/2018

Distance from Property: 187m



This report has been compiled on 04/06/2018 by i-TRAK Real Estate Pty Ltd. Property Data Solutions Pty Ltd 2018 - 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

55 GOVERNMENT ROAD, THE BASIN, VIC 3154

Indicative selling price

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

Price Range:

\$530,000 to \$580,000

Median sale price

Median price

\$650,000

House

X

Unit


Suburb

THE BASIN

Period

01 April 2017 to 31 March 2018

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
1442 MOUNTAIN HWY, THE BASIN, VIC 3154	*\$595,000	03/04/2018
7 BAYVIEW CRES, THE BASIN, VIC 3154	\$590,000	15/03/2018
1449 MOUNTAIN HWY, THE BASIN, VIC 3154	\$521,000	28/02/2018