

## 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 16 Basin Court, The Basin 3154

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$590,000 & \$640,000

### Median sale price

Median price \$655,000 \*House ☒ Suburb The Basin

Period - From 01/02/2018 to 31/01/2019 Source CoreLogic

### 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
7 Yates Court, The Basin 3154	\$650,000	06/10/2018
1 Beresford Drive, Boronia 3155	\$600,000	25/08/2018
364 Colchester Road, Bayswater North 3153	\$640,000	08/09/2018

Property data source: CoreLogic. Generated on 19<sup>th</sup> February 2019.