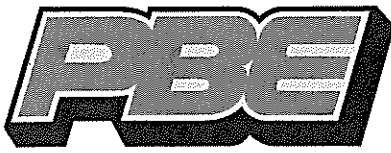




STATEMENT OF INFORMATION

THE UNITED STATES EQUESTRIAN FEDERATION
CENTRE FOR THE EQUESTRIAN SPORTS



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



LOT 4 REID LANE, BASS, VIC 3991

- -

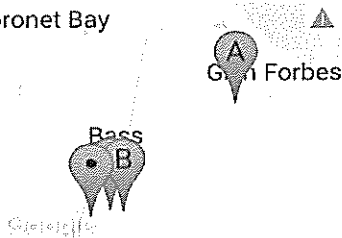
Indicative Selling Price

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

Price Range: **\$239,000 to \$239,000**

MEDIAN SALE PRICE

oronet Bay



BASS, VIC, 3991

Suburb Median Sale Price (Vacant Land)

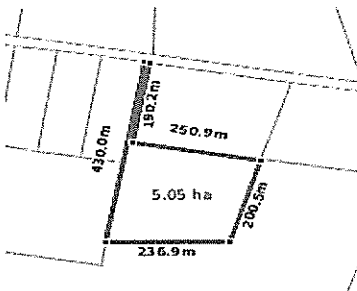
\$267,500

01 October 2016 to 30 September 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.



300 MCKENZIE RD, BASS, VIC 3991

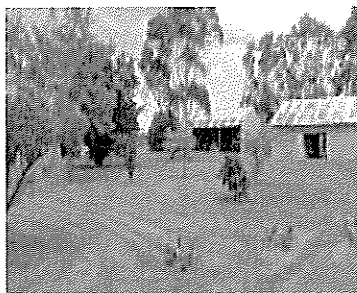
6 -

Sale Price

\$350,000

Sale Date: 24/06/2016

Distance from Property: 5.1km



95 BASS RD, BASS, VIC 3991

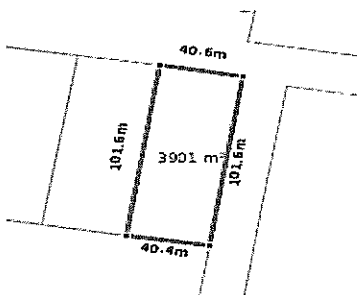
4 2 4

Sale Price

\$485,000

Sale Date: 20/12/2016

Distance from Property: 870m



30 BASS RD, BASS, VIC 3991

4 -

Sale Price

\$325,000

Sale Date: 16/01/2017

Distance from Property: 540m



This report has been compiled on 11/10/2017 by PBE Real Estate Wonthaggi. Property Data Solutions Pty Ltd 2017 - 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 4 REID LANE, BASS, VIC 3991


Indicative selling price

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

Price Range: \$239,000 to \$239,000

Median sale price

Median price \$267,500 House Unit Suburb BASS

Period 01 October 2016 to 30 September 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
300 MCKENZIE RD, BASS, VIC 3991	\$350,000	24/06/2016
95 BASS RD, BASS, VIC 3991	\$485,000	20/12/2016
30 BASS RD, BASS, VIC 3991	\$325,000	16/01/2017