

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb or
locality and postcode

34 Hade Avenue, Bass Vic 3991

Indicative selling price

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

Range between \$645,000

&

\$675,000

Median sale price

Median price \$825,000

Property Type House

Suburb Bass

Period - From 21/07/2024

to

20/07/2025

Source

Property Data

Comparable property sales (*Delete A or B below as applicable)

A* 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	75 Bass Rd BASS 3991	\$790,000	11/04/2025
2	85 Hade Av BASS 3991	\$825,000	11/03/2025
3	19 Pender Rd BASS 3991	\$825,000	16/01/2025

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on:

21/07/2025 15:22