Statement of Information

# Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

## Property offered for sale

| | |
|---|---|
| Address<br>Including suburb and postcode | 90 CLAREMONT AVENUE THE BASIN VIC 3154 |

## Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

| | | | | | |
|---|---|---|---|---|---|
| ~~Single Price~~ | | or range between | $700,000 | & | $770,000 |

## Median sale price

(*Delete house or unit as applicable)

| | | | | | |
|---|---|---|---|---|---|
| Median Price | $905,000 | Property type | House | Suburb | The Basin |
| Period-from | 01 Nov 2021 | to | 31 Oct 2022 | Source | Corelogic |

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

**A*** These are the three properties sold within two kilometres of the property for sale in the last 6 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 |
|---|---|---|
| 15 BAYVIEW CRESCENT THE BASIN VIC 3154 | $700,000 | 06-Jun-22 |
| 10 OLD FOREST ROAD THE BASIN VIC 3154 | $745,000 | 26-Jun-22 |
| 17 CLAREMONT AVENUE THE BASIN VIC 3154 | $765,000 | 21-Sep-22 |

OR

**B*** ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 02 November 2022

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**15 BAYVIEW CRESCENT THE BASIN VIC 3154**

4 2 -

Sold Price **$700,000** Sold Date **06-Jun-22**

Distance **1.47km**



**10 OLD FOREST ROAD THE BASIN VIC 3154**

3 1 6

Sold Price **$745,000** Sold Date **26-Jun-22**

Distance **1.5km**



**17 CLAREMONT AVENUE THE BASIN VIC 3154**

3 2 -

Sold Price **$765,000** Sold Date **21-Sep-22**

Distance **0.49km**

**RS** = Recent sale **UN** = Undisclosed Sale

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