Harcourts Rowville

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	**74 Inverness Avenue, The Basin VIC 3154**

Indicative selling price

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

Range between **$790,000** & **$850,000**

Median sale price

Median price	**$919,000**	Property type	***House***	Suburb	**The Basin**
Period - From	**October 2022**	to	**December 2022**	Source	**https://reiv.com.au/market-insights/suburb/the%20basin**

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
	29 Claremont Avenue, The Basin	$799,999	12/01/2023
	1341 Mountain Highway, The Basin	$825,000	06/01/2023
	37 Goodwin Street, The Basin	$801,000	28/10/2022

This Statement of Information was prepared on: **27 January 2023**