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 Including suburb and postcode	41 Democrat Drive 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	$690,000	&	$750,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$749,999	Property type	House	Suburb	The Basin
Period-from	01 May 2020	to	30 Apr 2021	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
34 Stuart Street The Basin VIC 3154	$698,000	16-Dec-20
67 Miller Road The Basin VIC 3154	$750,000	08-Apr-21
2 Flinders Crescent Boronia VIC 3155	$725,600	03-Mar-21

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: 18 May 2021

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34 Stuart Street The Basin VIC 3154 Sold Price **$698,000** Sold Date **16-Dec-20**

3 1 - Distance **0.26km**



67 Miller Road The Basin VIC 3154 Sold Price RS **$750,000** Sold Date **08-Apr-21**

3 1 2 Distance **0.33km**



2 Flinders Crescent Boronia VIC 3155 Sold Price **$725,600** Sold Date **03-Mar-21**

3 1 1 Distance **0.96km**

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

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