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 and postcode	6 Cleve Avenue, The Basin, VIC 3154

Indicative selling price

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

Single Price	$819,950

Median sale price

Median price	$906,500	Property Type	House	Suburb	The Basin (3154)
Period - From	01/08/2024	to	31/10/2024	Source	PropTrack

Comparable property sales

A This is one property 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
56 ARCADIA AVENUE, THE BASIN VIC 3154	$815,000	02/07/2024

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: 18/11/2024

AREA SPECIALIST