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	19 MERCIA 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	$950,000	&	$1,045,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$851,750	Property type	House	Suburb	The Basin
Period-from	01 May 2023	to	30 Apr 2024	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
43 DOYSAL AVENUE FERNTREE GULLY VIC 3156	$950,000	23-Mar-24
41 VERONICA STREET FERNTREE GULLY VIC 3156	$1,010,000	20-Jan-24
21 BOWEN AVENUE THE BASIN VIC 3154	$1,040,000	17-Nov-23

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: 08 May 2024

Harcourts
John Garnett
P 97625222
M 0425231779
E john.garnett@harcourts.com.au



43 DOYSAL AVENUE FERNTREE GULLY VIC 3156

5 4 2

Sold Price RS **$950,000** UN

Sold Date **23-Mar-24**

Distance **1.81km**



41 VERONICA STREET FERNTREE GULLY VIC 3156

4 2 3

Sold Price **$1,010,000**

Sold Date **20-Jan-24**

Distance **1.99km**



21 BOWEN AVENUE THE BASIN VIC 3154

4 2 2

Sold Price **$1,040,000**

Sold Date **17-Nov-23**

Distance **1.51km**

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

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