

## 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

6 View Road The Basin VIC 3154

### Indicative selling price

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

Single Price

or range  
between

\$690,000

&

\$730,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$793,750

Property type

House

Suburb

The Basin

Period-from

01 Nov 2020

to

31 Oct 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

|                                    |           |           |
|------------------------------------|-----------|-----------|
| 350 Forest Road The Basin VIC 3154 | \$700,000 | 15-Oct-21 |
| 305 Forest Road The Basin VIC 3154 | \$736,000 | 09-Oct-21 |
| 18 Bennett Street Boronia VIC 3155 | \$721,000 | 20-May-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: 10 November 2021



### 350 Forest Road The Basin VIC 3154

 3
  1
  1

Sold Price

<sup>RS</sup> **\$700,000** Sold Date **15-Oct-21**

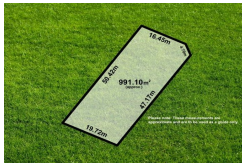
Distance **0.17km**


### 305 Forest Road The Basin VIC 3154

 3
  1
  1

Sold Price

<sup>RS</sup> **\$736,000** Sold Date **09-Oct-21**

Distance **0.69km**


### 18 Bennett Street Boronia VIC 3155

 2
  1
  2

Sold Price

<sup>RS</sup> **\$721,000** Sold Date **20-May-21**

Distance **1.74km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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