Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

| 26 VERBENA AVENUE THE BASIN VIC 3154 | | | | | | |
|--------------------------------------|--|---|---|---|---|--|
| see consumer.vic | c.gov.au | u/underquoting (| *Delete singl | e price | e or range as | s applicable) |
| | | or range \$1,100,0 | | 00 | & | \$1,200,000 |
| icable) | | | | | | |
| \$845,000 | Property type Hous | | House | | Suburb | The Basin |
| 01 Apr 2023 | to | to 31 Mar 2024 S | | ource | Corelogic | |
| operties sold with | nin two | kilometres of the | property for | | operty for sa | |
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| | icable) \$845,000 01 Apr 2023 les (*Delete A roperties sold with a representative of | icable) \$845,000 Prop 01 Apr 2023 to les (*Delete A or B late) reperties sold within two serepresentative consider. | see consumer.vic.gov.au/underquoting (* or range between icable) \$845,000 Property type 01 Apr 2023 to 31 Mar 2024 les (*Delete A or B below as apple toperties sold within two kilometres of the sarepresentative considers to be most consideration.) | see consumer.vic.gov.au/underquoting (*Delete single or range between \$1,100,00 stable) \$845,000 Property type House 01 Apr 2023 to 31 Mar 2024 Soles (*Delete A or B below as applicable) roperties sold within two kilometres of the property for so representative considers to be most comparable to | see consumer.vic.gov.au/underquoting (*Delete single price or range between \$1,100,000 sicable) \$845,000 Property type House 01 Apr 2023 to 31 Mar 2024 Source les (*Delete A or B below as applicable) reperties sold within two kilometres of the property for sale is a representative considers to be most comparable to the pro | see consumer.vic.gov.au/underquoting (*Delete single price or range as or range state) or range between \$1,100,000 & icable) \$845,000 Property type House Suburb 01 Apr 2023 to 31 Mar 2024 Source les (*Delete A or B below as applicable) roperties sold within two kilometres of the property for sale in the last 6 is representative considers to be most comparable to the property for sale |

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 April 2024



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