

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

348 FOREST ROAD 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

\$820,000

&

\$880,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$845,000

Property type

House

Suburb

The Basin

Period-from

01 Apr 2023

to

31 Mar 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

38 BAYVIEW CRESCENT THE BASIN VIC 3154	\$840,000	04-Jan-24
37 MERCIA AVENUE THE BASIN VIC 3154	\$823,000	09-Dec-23
8 INVERNESS AVENUE THE BASIN VIC 3154	\$835,000	22-Mar-24

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: 09 April 2024



38 BAYVIEW CRESCENT THE BASIN VIC 3154

 4  2  2

Sold Price

^{RS}

\$840,000

Sold Date

04-Jan-24

Distance

0.68km



37 MERCIA AVENUE THE BASIN VIC 3154

 3  2  2

Sold Price

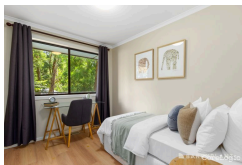
\$823,000

Sold Date

09-Dec-23

Distance

0.37km



8 INVERNESS AVENUE THE BASIN VIC 3154

 3  2  -

Sold Price

^{RS}

\$835,000

Sold Date

22-Mar-24

Distance

1km

RS = Recent sale

UN = Undisclosed Sale

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