

## 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

4 CLAREMONT AVENUE 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

\$950,000

&

\$1,020,000

### 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

121 BASIN-OLINDA ROAD THE BASIN VIC 3154	\$960,000	06-Jan-24
41 VERONICA STREET FERNTREE GULLY VIC 3156	\$1,010,000	20-Jan-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: 16 April 2024

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**121 BASIN-OLINDA ROAD THE  
BASIN VIC 3154**

3 1 1

Sold Price <sup>RS</sup> **\$960,000** <sup>UN</sup> Sold Date **06-Jan-24**Distance **1.21km****41 VERONICA STREET FERNTREE  
GULLY VIC 3156**

4 2 3

Sold Price <sup>RS</sup> **\$1,010,000** Sold Date **20-Jan-24**Distance **2.44km****RS** = Recent sale**UN** = Undisclosed Sale

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