

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

56 ARCADIA 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

\$750,000

&

\$825,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$855,500

Property type

House

Suburb

The Basin

Period-from

01 Jun 2023

to

31 May 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

5 THELMA AVENUE BORONIA VIC 3155	\$805,000	27-May-24
22 OLIVE GROVE BORONIA VIC 3155	\$807,500	09-Mar-24
3 THELMA AVENUE BORONIA VIC 3155	\$810,000	24-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: 10 June 2024



5 THELMA AVENUE BORONIA VIC 3155

Sold Price

^{RS}

\$805,000

Sold Date

27-May-24

3

1

2

Distance

1.59km



22 OLIVE GROVE BORONIA VIC 3155

Sold Price

\$807,500

Sold Date

09-Mar-24

3

1

4

Distance

1.3km



3 THELMA AVENUE BORONIA VIC 3155

Sold Price

^{RS}

\$810,000

Sold Date

24-Mar-24

3

1

10

Distance

1.58km

RS = Recent sale

UN = Undisclosed Sale

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