

## 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

73 BAYVIEW CRESCENT 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

\$890,000

&

\$950,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$825,000

Property type

House

Suburb

The Basin

Period-from

01 Jan 2023

to

31 Dec 2023

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 INTERMAN ROAD BORONIA VIC 3155	\$908,000	02-Sep-23
37 GRAVENSTEIN CRESCENT THE BASIN VIC 3154	\$940,000	19-Oct-23
66 BAYVIEW CRESCENT THE BASIN VIC 3154	\$950,000	16-Dec-23

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: 03 January 2024



**38 INTERMAN ROAD BORONIA VIC 3155** Sold Price **\$908,000** Sold Date **02-Sep-23**

3 2 2

Distance **1.76km**



**37 GRAVENSTEIN CRESCENT THE BASIN VIC 3154** Sold Price **\$940,000** Sold Date **19-Oct-23**

4 2 2

Distance **1.32km**



**66 BAYVIEW CRESCENT THE BASIN VIC 3154** Sold Price <sup>RS</sup> **\$950,000** Sold Date **16-Dec-23**

5 3 2

Distance **0.31km**

RS = Recent sale

UN = Undisclosed Sale

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