

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address   
Including suburb and postcode

### 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

### Median sale price

(\*Delete house or unit as applicable)

Median price  \*House  Suburb   
Period - From  to  Source

### 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 six 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 |
|--------------------------------|-----------|--------------|
| 1 5 Bayview Crescent The Basin | \$570,000 | 05/09/2018   |
| 2 16 Old Forest Road The Basin | \$641,000 | 03/09/2018   |
| 3 34 Conyers Street The Basin  | \$620,000 | 27/06/2018   |