

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

12 VERBENA 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

\$790,000

&

\$835,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$885,000

Property type

House

Suburb

The Basin

Period-from

01 Jul 2022

to

30 Jun 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

7 LORNA COURT THE BASIN VIC 3154	\$790,000	28-Jan-23
269 FOREST ROAD BORONIA VIC 3155	\$815,000	28-Mar-23
12 BAYVIEW CRESCENT THE BASIN VIC 3154	\$780,000	05-Apr-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: 10 July 2023


7 LORNA COURT THE BASIN VIC 3154

Sold Price

\$790,000

Sold Date

28-Jan-23


Distance

0.46km

269 FOREST ROAD BORONIA VIC 3155

Sold Price

\$815,000

Sold Date

28-Mar-23


Distance

0.52km

12 BAYVIEW CRESCENT THE BASIN VIC 3154

Sold Price

^{RS} **\$780,000**

Sold Date

05-Apr-23


Distance

0.54km
RS = Recent sale

UN = Undisclosed Sale

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