

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 1/20 Miller Road, The Basin Victoria 3154 postcode

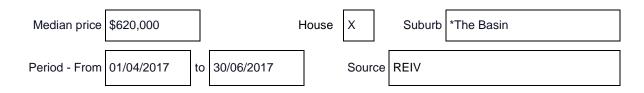
Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single Price

\$639,950

Median sale price



Comparable property sales

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
1/354 Dorset Rd BORONIA 3155	\$640,000	18/07/2017
1/89 Power Rd BORONIA 3155	\$620,000	21/03/2017
3/87 Albert Ave BORONIA 3155	\$610,000	13/07/2017

Property data source: propertydata.com.au. Generated on 4 August 2017.

*Due to No Median Unit price available for The Basin 3154, we have utilized the median house price for The Basin.