

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 1/20 Miller Road, The Basin Victoria 3154

Indicative selling price

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

Single Price

\$639,950

Median sale price

Median price \$620,000

House

Suburb *The Basin

Period - From 01/04/2017 to 30/06/2017

Source REIV

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.