

Statement of Information  
Single residential property located outside the  
Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address  
Including suburb and  
postcode **103-105** Hade Avenue, Bass, VIC 3991

Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single Price **\$350,000**

Median sale price

Median price **\$761,000** Property Type **Vacant Land** Suburb **Bass (3991)**

Period - From **01/10/2021** to **30/09/2022** Source **pricefinder**

Comparable property sales

A These are the three properties sold within five kilometres of the property for sale in the last 18 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
77 HADE AVENUE, BASS VIC 3991	\$380,000	16/06/2021
5 HADE AVENUE, BASS VIC 3991	\$370,000	23/06/2021
MASSIE MASSIE ROAD, BASS VIC 3991	\$315,000	06/07/2021

This Statement of Information was prepared on: **22/11/2022**