

# Statement of Information

'Basils Farm' 43-53 Nye Rd, Swan Bay, VIC 3225

Prepared by Peter Lindeman – 0418 525 609



*Elders*

**Real Estate**

## 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 'Basils Farm' 43-53 Nye Road, Swan Bay, VIC 3225

Including suburb or  
locality and postcode

### Indicative selling price

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

Price range - \$2,800,000.00 - \$3,080,000.00

### Median sale price – Not available

Important advice about the median sale price: When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.

### Comparable property sales

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on: 15/09/2025