

# 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 4/76-78 Boronia Road, Boronia Vic 3155

### Indicative selling price

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

Range between \$650,000 & \$695,000

### Median sale price

Median price \$580,500 Property Type Unit Suburb Boronia

Period - From 02/03/2020 to 01/03/2021 Source REIV

### 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 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	3/35 Devenish Rd BORONIA 3155	\$691,000	17/11/2020
2	2/3 Catherine St BORONIA 3155	\$685,000	06/02/2021
3	2/27 Owen St BORONIA 3155	\$660,000	17/11/2020

**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 six months.~~

This Statement of Information was prepared on: 02/03/2021 16:53



**Property Type:**  
Divorce/Estate/Family Transfers  
**Land Size:** 261 sqm approx  
Agent Comments

**Indicative Selling Price**  
\$650,000 - \$695,000  
**Median Unit Price**  
02/03/2020 - 01/03/2021: \$580,500

## Comparable Properties



**3/35 Devenish Rd BORONIA 3155 (REI)**

Agent Comments



**Price:** \$691,000  
**Method:** Private Sale  
**Date:** 17/11/2020  
**Property Type:** Unit



**2/3 Catherine St BORONIA 3155 (REI)**

Agent Comments



**Price:** \$685,000  
**Method:** Auction Sale  
**Date:** 06/02/2021  
**Property Type:** Unit  
**Land Size:** 337 sqm approx



**2/27 Owen St BORONIA 3155 (VG)**

Agent Comments



**Price:** \$660,000  
**Method:** Sale  
**Date:** 17/11/2020  
**Property Type:** House (Res)  
**Land Size:** 526 sqm approx