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

2/8 Damar Avenue, Boronia Vic 3155

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ting		
Range betweer	\$480,000		&		\$528,000			
Median sale pi	rice							
Median price	\$608,000	Pro	operty Type	Unit			Suburb	Boronia
Period - From	01/01/2021	to	31/03/2021		So	urce	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.

Add	dress of comparable property	Price	Date of sale
1	6/3 Narcissus Av BORONIA 3155	\$545,000	17/03/2021
2	4/14 Bambury St BORONIA 3155	\$535,000	31/01/2021
3	12/57 Chandler Rd BORONIA 3155	\$534,000	06/02/2021

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:

28/04/2021 14:15









Rooms: 3 Property Type: Unit Land Size: 400 sqm approx Agent Comments Indicative Selling Price \$480,000 - \$528,000 Median Unit Price March quarter 2021: \$608,000

Comparable Properties



6/3 Narcissus Av BORONIA 3155 (REI)

Price: \$545,000 Method: Private Sale Date: 17/03/2021 Rooms: 4 Property Type: Unit Agent Comments

4/14 Bambury St BORONIA 3155 (VG)

Agent Comments

Agent Comments



Price: \$535,000 Method: Sale Date: 31/01/2021 Property Type: Strata Unit/Townhouse -Conjoined



12/57 Chandler Rd BORONIA 3155 (REI/VG)



Price: \$534,000 Method: Auction Sale Date: 06/02/2021 Property Type: Unit

Account - Philip Webb



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.