

# 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 [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$480,000 & \$528,000

### Median sale price

Median price \$608,000

Property Type Unit

Suburb Boronia

Period - From 01/01/2021

to 31/03/2021

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	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



 2    1    1

**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)**

**Agent Comments**

 2    2    1

**Price:** \$545,000

**Method:** Private Sale

**Date:** 17/03/2021

**Rooms:** 4

**Property Type:** Unit

**4/14 Bambury St BORONIA 3155 (VG)**

**Agent Comments**

 2    -    -

**Price:** \$535,000

**Method:** Sale

**Date:** 31/01/2021

**Property Type:** Strata Unit/Townhouse -  
Conjoined



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

**Agent Comments**

 2    1    1

**Price:** \$534,000

**Method:** Auction Sale

**Date:** 06/02/2021

**Property Type:** Unit