

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

4/36 Paton Crescent Boronia VIC 3155

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$820,000

&

\$890,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$721,000

Property type

Other

Suburb

Boronia

Period-from

01 May 2020

to

30 Apr 2021

Source

Corelogic

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 6 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

1/7 Browning Road Boronia VIC 3155	\$835,000	08-Apr-21
3/163 Dorset Road Boronia VIC 3155	\$800,000	13-May-21
11 Roy Court Boronia VIC 3155	\$830,000	09-Dec-20

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 6 months.~~

This Statement of Information was prepared on: 21 May 2021



1/7 Browning Road Boronia VIC 3155

4 3 -

Sold Price

^{RS} **\$835,000**

Sold Date **08-Apr-21**

Distance **0.86km**



3/163 Dorset Road Boronia VIC 3155

3 2 2

Sold Price

^{RS} **\$800,000**

Sold Date **13-May-21**

Distance **1.21km**



11 Roy Court Boronia VIC 3155

4 3 2

Sold Price

\$830,000

Sold Date **09-Dec-20**

Distance **1.29km**

RS = Recent sale

UN = Undisclosed Sale

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