

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

28 Medway 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

\$560,000

&

\$610,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$683,750

*House

X

*Unit

Suburb

Boronia

Period-from

01 Jun 2018

to

31 May 2019

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

66 Johnson Drive Ferntree Gully VIC 3156	\$595,000	31-Dec-18
26 Matlock Road Boronia VIC 3155	\$600,000	15-Apr-19
38 Roselyn Crescent Boronia VIC 3155	\$600,000	04-Apr-19

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.~~

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**66 Johnson Drive Ferntree Gully
VIC 3156**

 3  1  1

Sold Price

\$595,000

Sold Date

31-Dec-18

Distance

1.83km



26 Matlock Road Boronia VIC 3155

 3  1  2

Sold Price

\$600,000

Sold Date

15-Apr-19

Distance

1.94km



**38 Roselyn Crescent Boronia VIC
3155**

 3  1  2

Sold Price

Sold Date

04-Apr-19

Distance

1.89km

RS = Recent sale

UN = Undisclosed Sale

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