

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**.

The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address
Including suburb and
postcode

7 Elder Grove, Boronia 3155

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

or range between

\$690,000

&

\$730,000

Median sale price

Important advice about the median sale price: When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the *Estate Agents Act 1980* Comparable property sales.

Comparable property sales

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
225 Scoresby Road, Boronia 3155	\$710,000	28/08/2019
45 Enfield Drive, Bayswater 3153	\$730,000	12/08/2019
23 Boronia Road, Boronia 3155	\$701,500	08/08/2019

This Statement of Information was prepared on: 11th September 2019

Additional information about comparable sales.



Boronia 225 Scoresby Road

3 BED 1 BATH

METHOD Private
TYPE House
LAND 1011m2



Bayswater 45 Enfield Drive

3 BED 1 BATH 2 CAR

METHOD Private
TYPE House
LAND 729m2



Boronia 23 Boronia Road

3 BED 1 BATH 2 CAR

METHOD Private
TYPE House
LAND 1509m2

Source: [REIV propertydata.com.au](https://reiv.propertydata.com.au).