

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



1/11 CHANDLER ROAD, BORONIA, VIC

3 2 2

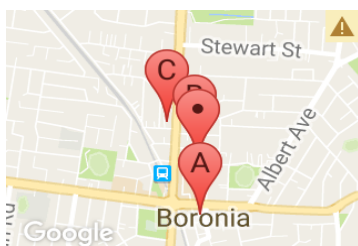
Indicative Selling Price

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

\$40,000 to \$50,000

Provided by: Connor, i-TRAK Real Estate Pty Ltd

SUBURB MEDIAN



BORONIA, VIC, 3155

Suburb Median Sale Price (Unit)

\$491,000

01 April 2016 to 31 March 2017

Provided by: pricefinder

COMPARABLE PROPERTIES

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.



3/1 TORRENS AVE, BORONIA, VIC 3155

3 1 1

Sale Price

***\$605,000**

Sale Date: 26/04/2017

Distance from Property: 401m



7 ROSELLA AVE, BORONIA, VIC 3155

3 2 1

Sale Price

***\$500,000**

Sale Date: 20/01/2017

Distance from Property: 107m



2/2 HENRY ST, BORONIA, VIC 3155

2 1 1

Sale Price

\$500,000

Sale Date: 15/02/2017

Distance from Property: 360m



This report has been compiled on 07/06/2017 by i-TRAK Real Estate Pty Ltd. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

© The State of Victoria. The State of Victoria owns the copyright in the Property Sales Data and reproduction of the data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the information contained in this report and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

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 1/11 CHANDLER ROAD, BORONIA, VIC 3155

Indicative selling price

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

Single Price / Range 540,000 to 580,000

Median sale price

Median price \$491,000 House ☐ Unit ☒ Suburb BORONIA

Period 01 April 2016 to 31 March 2017 Source 

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
3/1 TORRENS AVE, BORONIA, VIC 3155	*\$605,000	26/04/2017
7 ROSELLA AVE, BORONIA, VIC 3155	*\$500,000	20/01/2017
2/2 HENRY ST, BORONIA, VIC 3155	\$500,000	15/02/2017