

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

1 Douglas Street, Boronia Vic 3155

Indicative selling price

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

Single price \$920,000

Median sale price

Median price \$846,000

Property Type House

Suburb Boronia

Period - From 01/10/2023

to 30/09/2024

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	3 Vivienne Av BORONIA 3155	\$899,000	03/09/2024
2			
3			

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:

26/10/2024 08:46



3 1 1

Property Type: House (Res)
Land Size: 969 sqm approx

Agent Comments

The vendor will provide the following documents to the purchaser: a. Endorsed town planning plans. b. Working drawing for construction c. Civil and structural plans for construction d. Soil test report e. Energy report

Indicative Selling Price
\$920,000

Median House Price
Year ending September 2024: \$846,000

Comparable Properties



3 Vivienne Av BORONIA 3155 (REI)

Agent Comments

3 1 2

Price: \$899,000
Method: Private Sale
Date: 03/09/2024
Property Type: House
Land Size: 1077 sqm approx

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.