

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

7 Crotty Road, Boronia Vic 3155

Indicative selling price

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

Range between \$890,000

&

\$950,000

Median sale price

Median price \$775,300

Property Type House

Suburb Boronia

Period - From 01/01/2021

to 31/03/2021

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	5 Aisbett Av WANTIRNA SOUTH 3152	\$945,000	27/03/2021
2	11 Norwich St BORONIA 3155	\$911,000	27/02/2021
3	10 Fairlawn Pl BAYSWATER 3153	\$902,500	08/05/2021

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:

24/05/2021 15:47

7 Crotty Road, Boronia Vic 3155

Christopher Clerke

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Indicative Selling Price

\$890,000 - \$950,000

Median House Price

March quarter 2021: \$775,300



Property Type: House (Previously Occupied - Detached)

Land Size: 733 sqm approx

Agent Comments

Comparable Properties



5 Aisbett Av WANTIRNA SOUTH 3152 (REI)

Agent Comments



Price: \$945,000

Method: Auction Sale

Date: 27/03/2021

Property Type: House (Res)

11 Norwich St BORONIA 3155 (REI/VG)

Agent Comments



Price: \$911,000

Method: Auction Sale

Date: 27/02/2021

Property Type: House (Res)

Land Size: 724 sqm approx



10 Fairlawn Pl BAYSWATER 3153 (REI)

Agent Comments



Price: \$902,500

Method: Auction Sale

Date: 08/05/2021

Rooms: 6

Property Type: House (Res)

Land Size: 722 sqm approx

Account - Professionals Croydon | P: 03 9725 0000 | F: 03 9725 7354