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

72 Army Road, Boronia Vic 3155

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	n \$730,000		&		\$800,000			
Median sale pr	ice							
Median price	\$730,000	Pro	operty Type	Hou	se		Suburb	Boronia
Period - From	01/10/2020	to	31/12/2020		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	15 New St BORONIA 3155	\$775,000	20/02/2021
2	5 Torresdale Dr BORONIA 3155	\$760,000	07/11/2020
3	10 Paisley Av BORONIA 3155	\$740,000	07/12/2020

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:

12/03/2021 12:05









Property Type: House (Res) **Land Size:** 1012 sqm approx Agent Comments Indicative Selling Price \$730,000 - \$800,000 Median House Price December quarter 2020: \$730,000

Comparable Properties



15 New St BORONIA 3155 (REI)



Price: \$775,000 Method: Auction Sale Date: 20/02/2021 Property Type: House (Res) Land Size: 724 sqm approx Agent Comments

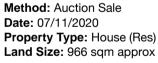
Agent Comments



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 → 3

 Price: \$760,000
 Hether the Austrian Only

5 Torresdale Dr BORONIA 3155 (REI/VG)





10 Paisley Av BORONIA 3155 (VG)



Agent Comments

Price: \$740,000 Method: Sale Date: 07/12/2020 Property Type: House (Res) Land Size: 732 sqm approx

Account - Philip Webb





The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.