

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

8 Minton Close Boronia VIC 3155

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$670,000

&

\$730,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$665,000

Property type

House

Suburb

Boronia

Period-from

01 Jan 2019

to

31 Dec 2019

Source

Corelogic

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 6 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 Early Place Boronia VIC 3155	\$710,000	24-Feb-19
14 Ramona Court Boronia VIC 3155	\$676,000	01-Jul-19
18 Montana Avenue Boronia VIC 3155	\$700,000	29-Jul-19

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 6 months.~~

This Statement of Information was prepared on: 22 January 2020



1 Early Place Boronia VIC 3155

Sold Price **\$710,000** Sold Date **24-Feb-19**

 3  2  2

Distance **0.13km**



14 Ramona Court Boronia VIC 3155

Sold Price **\$676,000** Sold Date **01-Jul-19**

 2  1  2

Distance **0.29km**



18 Montana Avenue Boronia VIC 3155

Sold Price **\$700,000** Sold Date **29-Jul-19**

 3  1  2

Distance **0.7km**

RS = Recent sale

UN = Undisclosed Sale

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