

## 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

43 Elsie Street Boronia VIC 3155

### Indicative selling price

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

Single Price

or range  
between

\$630,000

&

\$670,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$700,000

Property type

House

Suburb

Boronia

Period-from

01 Jun 2019

to

31 May 2020

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

|                                    |           |           |
|------------------------------------|-----------|-----------|
| 61 Elsie Street Boronia VIC 3155   | \$630,000 | 30-Jan-20 |
| 15 Bennett Street Boronia VIC 3155 | \$660,000 | 26-Apr-20 |
| 113 Albert Avenue Boronia VIC 3155 | \$665,000 | 24-Jan-20 |

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 June 2020



**61 Elsie Street Boronia VIC 3155**

Sold Price

**\$630,000**

Sold Date

**30-Jan-20**



3



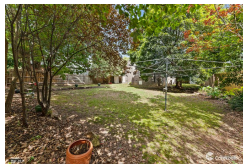
1



1

Distance

**0.19km**



**15 Bennett Street Boronia VIC 3155**

Sold Price

**\$660,000**

Sold Date

**26-Apr-20**



3



1



2

Distance

**0.64km**



**113 Albert Avenue Boronia VIC 3155**

Sold Price

**\$665,000**

Sold Date

**24-Jan-20**



3



1



3

Distance

**0.71km**

RS = Recent sale

UN = Undisclosed Sale

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