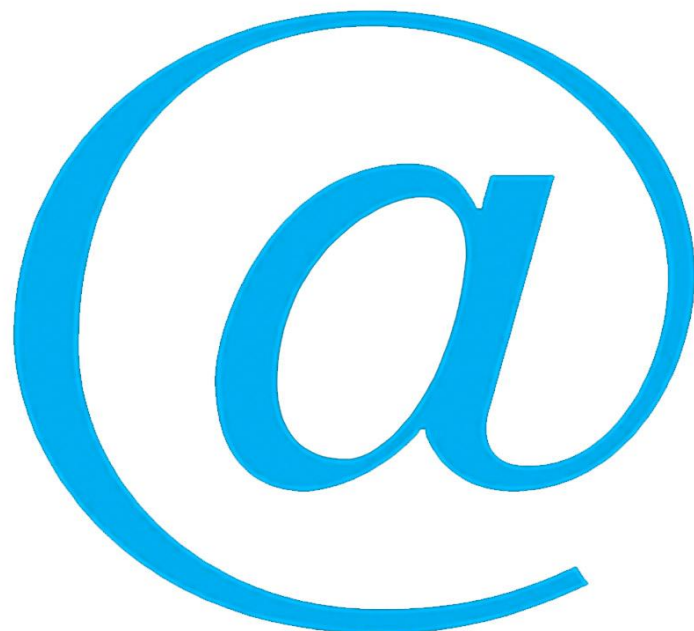


STATEMENT OF INFORMATION

2/1 WILLS STREET, BORONIA, VIC 3155

PREPARED BY KENNETH OOI , KENNETH OOI, OFFICE PHONE: 430121802



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



2/1 WILLS STREET, BORONIA, VIC 3155

3 2 2

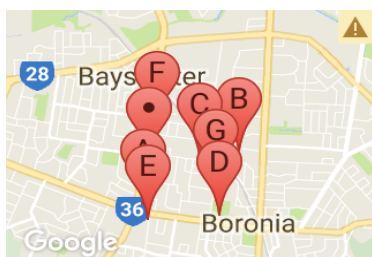
Indicative Selling Price

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

Price Range: **\$640,000 to \$704,000**

Provided by: Kenneth Ooi, Kenneth Ooi

MEDIAN SALE PRICE



BORONIA, VIC, 3155

Suburb Median Sale Price (Unit)

\$562,000

01 January 2017 to 31 December 2017

Provided by: pricefinder

COMPARABLE PROPERTIES

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.



4/193 SCORESBY RD, BORONIA, VIC 3155

3 2 2

Sale Price

***\$650,000**

Sale Date: 14/02/2018

Distance from Property: 609m



1/1 TUNSTALL AVE, BORONIA, VIC 3155

3 2 2

Sale Price

***\$685,000**

Sale Date: 13/02/2018

Distance from Property: 1.2km



1/65 DEVENISH RD, BORONIA, VIC 3155

3 1 1

Sale Price

***\$678,000**

Sale Date: 09/02/2018

Distance from Property: 674m



This report has been compiled on 26/02/2018 by Kenneth Ooi. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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6/3 LANGWITH AVE, BORONIA, VIC 3155

3 3 2

Sale Price

***\$700,000**

Sale Date: 08/02/2018

Distance from Property: 1.2km



4 VALERIE ST, BORONIA, VIC 3155

3 2 2

Sale Price

****\$700,000**

Sale Date: 01/12/2017

Distance from Property: 821m



2/2 BERTRAM RD, BAYSWATER, VIC 3153

3 1 1

Sale Price

\$680,000

Sale Date: 05/11/2017

Distance from Property: 533m



5/2 SANDPIPER CRT, BORONIA, VIC 3155

3 1 1

Sale Price

\$700,000

Sale Date: 27/10/2017

Distance from Property: 939m



Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

2/1 WILLS STREET, BORONIA, VIC 3155

Indicative selling price

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

Price Range:

\$640,000 to \$704,000

Median sale price

Median price

\$562,000

House

Unit

X


Suburb

BORONIA

Period

01 January 2017 to 31 December 2017

Source



Comparable property sales

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
4/193 SCORESBY RD, BORONIA, VIC 3155	*\$650,000	14/02/2018
1/1 TUNSTALL AVE, BORONIA, VIC 3155	*\$685,000	13/02/2018
1/65 DEVENISH RD, BORONIA, VIC 3155	*\$678,000	09/02/2018
6/3 LANGWITH AVE, BORONIA, VIC 3155	*\$700,000	08/02/2018

4 VALERIE ST, BORONIA, VIC 3155	**\$700,000	01/12/2017
2/2 BERTRAM RD, BAYSWATER, VIC 3153	\$680,000	05/11/2017
5/2 SANDPIPER CRT, BORONIA, VIC 3155	\$700,000	27/10/2017