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	11 Marland Road, Boronia Vic 3155
Including suburb and	
postcode	

Indicative selling price

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

Range between \$990,000	&	\$1,080,000
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Median sale price

Median price	\$880,000	Pro	perty Type	House		Suburb	Boronia
Period - From	01/04/2023	to	30/06/2023		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.

Ad	dress of comparable property	Price	Date of sale
1	14 Army Rd BORONIA 3155	\$1,100,000	28/04/2023
2	21 Anderson St FERNTREE GULLY 3156	\$1,050,000	17/05/2023
3	25 Baldwin Av BORONIA 3155	\$1,030,000	26/08/2023

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	09/10/2023 08:38

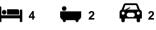




Christopher Clerke 03 9725 0000 0459 101 811 chrisclerke@methven.com.au

Indicative Selling Price \$990,000 - \$1,080,000 **Median House Price** June quarter 2023: \$880,000

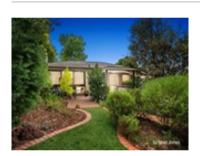




Property Type: Strata Unit/Flat Land Size: 1500 sqm approx

Agent Comments

Comparable Properties



14 Army Rd BORONIA 3155 (REI/VG)

Price: \$1,100,000

Method: Sold Before Auction

Date: 28/04/2023

Property Type: House (Res) Land Size: 1602 sqm approx **Agent Comments**



21 Anderson St FERNTREE GULLY 3156 (VG)





Price: \$1,050,000 Method: Sale Date: 17/05/2023

Property Type: House (Res) Land Size: 1720 sqm approx Agent Comments



25 Baldwin Av BORONIA 3155 (REI)





Price: \$1,030,000 Method: Auction Sale Date: 26/08/2023

Property Type: House (Res) Land Size: 1001 sqm approx Agent Comments

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