

# 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

11 Marland Road, Boronia Vic 3155

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$990,000

&

\$1,080,000

### Median sale price

Median price \$880,000

Property 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.

	Address 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 comparable properties 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



**Property Type:** Strata Unit/Flat

**Land Size:** 1500 sqm approx

**Agent Comments**

## Comparable Properties



**14 Army Rd BORONIA 3155 (REI/VG)**

**Agent Comments**



**Price:** \$1,100,000

**Method:** Sold Before Auction

**Date:** 28/04/2023

**Property Type:** House (Res)

**Land Size:** 1602 sqm approx



**21 Anderson St FERNTREE GULLY 3156 (VG)**

**Agent Comments**



**Price:** \$1,050,000

**Method:** Sale

**Date:** 17/05/2023

**Property Type:** House (Res)

**Land Size:** 1720 sqm approx



**25 Baldwin Av BORONIA 3155 (REI)**

**Agent Comments**



**Price:** \$1,030,000

**Method:** Auction Sale

**Date:** 26/08/2023

**Property Type:** House (Res)

**Land Size:** 1001 sqm approx