

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
4/10 Falconer Road 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

\$620,000

&

\$680,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$540,000

*House

*Unit

X

Suburb

Boronia

Period-from

01 Jun 2018

to

31 May 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

4/8 Falconer Road Boronia VIC 3155	\$650,000	12-Mar-19
35A Woodmason Road Boronia VIC 3155	\$660,000	03-Apr-19
49 Terama Crescent Bayswater VIC 3153	\$651,800	03-Jun-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.~~

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4/8 Falconer Road Boronia VIC 3155

3 2 2

Sold Price **\$650,000** Sold Date **12-Mar-19**

Distance **0.02km**



35A Woodmason Road Boronia VIC 3155

3 2 2

Sold Price **\$660,000** Sold Date **03-Apr-19**

Distance **1.29km**



49 Terama Crescent Bayswater VIC 3153

3 2 2

Sold Price ^{RS} **\$651,800** Sold Date **03-Jun-19**

Distance **1.35km**

RS = Recent sale **UN** = Undisclosed Sale

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