

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 2/18b Catherine Street, Boronia Vic 3155

Indicative selling price

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

Range between \$430,000 & \$470,000

Median sale price

Median price \$600,000 Property Type Unit Suburb Boronia

Period - From 01/01/2020 to 31/03/2020 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	1/41 Pine Cr BORONIA 3155	\$479,000	10/01/2020
2	1/5 Central Av BORONIA 3155	\$435,000	14/04/2020
3	2/19 Neilson St BAYSWATER 3153	\$420,000	15/02/2020

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: 24/06/2020 13:24



Property Type:

Land Size: 386 sqm approx

Agent Comments



Comparable Properties



1/41 Pine Cr BORONIA 3155 (REI/VG)

Agent Comments



Price: \$479,000

Method: Private Sale

Date: 10/01/2020

Property Type: Unit

Land Size: 146 sqm approx

1/5 Central Av BORONIA 3155 (REI)

Agent Comments



Price: \$435,000

Method: Private Sale

Date: 14/04/2020

Rooms: 4

Property Type: Unit

Land Size: 207 sqm approx

2/19 Neilson St BAYSWATER 3153 (VG)

Agent Comments



Price: \$420,000

Method: Sale

Date: 15/02/2020

Property Type: Flat/Unit/Apartment (Res)