

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

	Pro	perty	offered	for sal	е
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Address Including suburb and postcode 7 Patrick Court, Boronia Vic 3155					
Indicative sellin	· .				
For the meaning o	f this price see co	nsumer.vic.gov.au/ເ	underquoting		
Range between	\$710,000	&	\$780,000		

Median sale price

Median price	\$776,000	Hou	use X	Unit		Suburb	Boronia
Period - From	01/01/2018	to	31/03/2018		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	95 Power Rd BORONIA 3155	\$780,000	16/12/2017
2	9 Catesby Ct BORONIA 3155	\$780,000	10/02/2018
3	17 Donald Ct BORONIA 3155	\$716,000	26/11/2017

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.

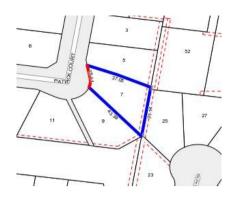
Account - Noel Jones | P: 03 9877 1855 | F: 03 9877 1955





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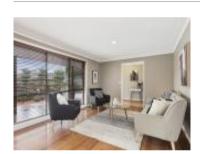






Indicative Selling Price \$710,000 - \$780,000 **Median House Price** March quarter 2018: \$776,000

Comparable Properties



95 Power Rd BORONIA 3155 (REI)

Price: \$780,000 Method: Private Sale Date: 16/12/2017

Rooms: 6

Property Type: House (Res) Land Size: 773 sqm approx

Agent Comments









Price: \$780,000 Method: Auction Sale Date: 10/02/2018

Rooms: 6

Property Type: House (Res) Land Size: 854 sqm approx

Agent Comments

17 Donald Ct BORONIA 3155 (REI)







Price: \$716,000

Method: Sold Before Auction

Date: 26/11/2017

Rooms: -

Property Type: House (Res) Land Size: 874 sqm approx

Agent Comments

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