

## 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

7 Patrick Court, 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 \$710,000

&amp;

\$780,000

**Median sale price**

Median price \$776,000

House

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.

	Address 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.



**Rooms:**  
**Property Type:**  
**Agent Comments**

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

## Comparable Properties



**95 Power Rd BORONIA 3155 (REI)**

**Agent Comments**



**Price:** \$780,000  
**Method:** Private Sale  
**Date:** 16/12/2017  
**Rooms:** 6  
**Property Type:** House (Res)  
**Land Size:** 773 sqm approx



**9 Catesby Ct BORONIA 3155 (REI)**

**Agent Comments**



**Price:** \$780,000  
**Method:** Auction Sale  
**Date:** 10/02/2018  
**Rooms:** 6  
**Property Type:** House (Res)  
**Land Size:** 854 sqm approx

**17 Donald Ct BORONIA 3155 (REI)**

**Agent Comments**



**Price:** \$716,000  
**Method:** Sold Before Auction  
**Date:** 26/11/2017  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 874 sqm approx