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Member of REIV

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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 UNIT 4 / 17 TORRENA AVENUE BORONIA VIC 3155

Including suburb and
postcode Medium price 2bedroom unit \$525,000

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 \$475,000 & \$522,500

Median sale price

Median price \$ 723,000 Property Type 3 BR House Suburb BORONIA 3155

Period - From Feb 2021 to Feb 2021 Source REALESTATE.COM.AU

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 Unit 5 / 5 Torrens Avenue Boronia	\$ 516,000	Dec 2020
2 Unit 4 / 49 Chandler Road Boronia	\$ 536,000	Nov 2020
3 Unit 9 / 2 Tormore Road Boronia	\$ 501,000	Nov 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: 16/ 03 /2021