

## 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

1/18 Falconer Road, 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 \$530,000

&

\$580,000

#### Median sale price

Median price \$530,100

House

Unit

X

Suburb Boronia

Period - From 01/10/2016

to

30/09/2017

Source REIV

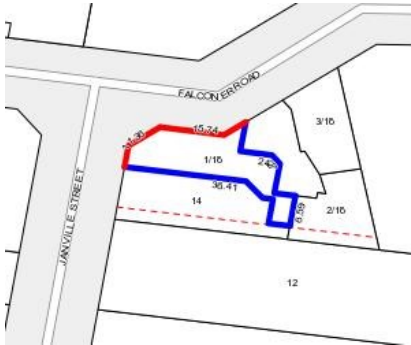
#### Comparable property sales (\*Delete A or B below as applicable)

**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 | 3/33 Rankin Rd BORONIA 3155    | \$590,000 | 17/10/2017   |
| 2 | 1/119 Dorset Rd BORONIA 3155   | \$560,000 | 16/11/2017   |
| 3 | 1/4 Douglas St BORONIA 3155    | \$553,000 | 10/08/2017   |

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:** House

**Agent Comments**

## Comparable Properties



**3/33 Rankin Rd BORONIA 3155 (REI)**

**Agent Comments**



**Price:** \$590,000

**Method:** Private Sale

**Date:** 17/10/2017

**Rooms:** 4

**Property Type:** Unit

**Land Size:** 216 sqm approx



**1/119 Dorset Rd BORONIA 3155 (REI)**

**Agent Comments**



**Price:** \$560,000

**Method:** Private Sale

**Date:** 16/11/2017

**Rooms:** 3

**Property Type:** Unit



**1/4 Douglas St BORONIA 3155 (REI)**

**Agent Comments**



**Price:** \$553,000

**Method:** Private Sale

**Date:** 10/08/2017

**Rooms:** 3

**Property Type:** Unit

**Land Size:** 295 sqm approx