

Brendan Murphy 9801 4777 0439 388 866 bmurphy@barryplant.com.au

### 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

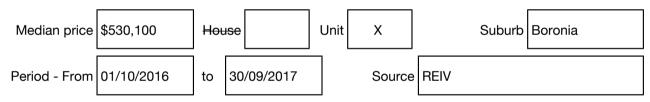
1/18 Falconer Road, Boronia Vic 3155
Id

#### Indicative selling price

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

Range between \$530,000	&	\$580,000
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#### Median sale price



#### 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.

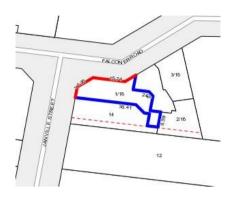
#### Account - Barry Plant

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.







Rooms: Property Type: House Agent Comments Brendan Murphy 9801 4777 0439 388 866 bmurphy@barryplant.com.au

Indicative Selling Price \$530,000 - \$580,000 Median Unit Price Year ending September 2017: \$530,100

## **Comparable Properties**

	3/33 Rankin Rd BORONIA 3155 (REI) 2 1 1 1 Price: \$590,000 Method: Private Sale Date: 17/10/2017 Rooms: 4 Property Type: Unit Land Size: 216 sqm approx	Agent Comments
Ray White	1/119 Dorset Rd BORONIA 3155 (REI)     2   1     Price: \$560,000     Method: Private Sale     Date: 16/11/2017     Rooms: 3     Property Type: Unit	Agent Comments
Ray White	1/4 Douglas St BORONIA 3155 (REI) 2 1 1 1 Price: \$553,000 Method: Private Sale Date: 10/08/2017 Rooms: 3 Property Type: Unit	Agent Comments

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Land Size: 295 sqm approx

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