

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 2/13 Marville Court, Boronia, VIC 3155

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Range between \$800,000 & \$880,000

Median sale price

Median price \$661,000 Property type Unit Suburb Boronia
Period - From 01/11/2023 to 30/10/2024 Source REA

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 |
|--------------------------------------|-----------|--------------|
| 2/32 Russell Crescent, Boronia | \$815,000 | 04/10/2024 |
| 3/17 Wattletree Road, Ferntree Gully | \$845,000 | 31/07/2024 |
| 1/55 Rankin Road, Boronia | \$870,000 | 17/10/2024 |

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: 20/11/2024