

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

83 Landscape Drive 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)

Single Price

or range
between

\$720,000

&

\$780,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$720,000

Property type

House

Suburb

Boronia

Period-from

01 May 2020

to

30 Apr 2021

Source

Corelogic

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 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

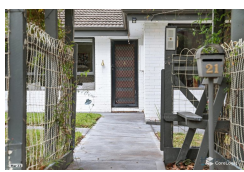
Date of sale

2 Janet Street Boronia VIC 3155	\$780,000	17-Apr-21
21 Janet Street Boronia VIC 3155	\$765,000	01-Apr-21
13 Winby Court The Basin VIC 3154	\$720,000	13-Dec-20

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 6 months.~~

This Statement of Information was prepared on: 07 May 2021

	2 Janet Street Boronia VIC 3155	Sold Price	^{RS} \$780,000	Sold Date	17-Apr-21
	 3  2  4			Distance	0.7km
	21 Janet Street Boronia VIC 3155	Sold Price	^{RS} \$765,000	Sold Date	01-Apr-21
	 4  2  1			Distance	0.73km
	13 Winby Court The Basin VIC 3154	Sold Price	\$720,000	Sold Date	13-Dec-20
	 4  2  1			Distance	1.58km

RS = Recent sale **UN** = Undisclosed Sale

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