

# 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

1/16 Rosella Avenue, 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 \$700,000

&

\$750,000

### Median sale price

Median price \$584,000

Property Type Unit

Suburb Boronia

Period - From 09/06/2019

to

08/06/2020

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 | 1/34 Bambury St BORONIA 3155   | \$731,600 | 27/02/2020   |
| 2 | 4/189 Scoresby Rd BORONIA 3155 | \$715,000 | 21/04/2020   |
| 3 | 1/18 Parker Av BORONIA 3155    | \$710,000 | 09/01/2020   |

**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:

09/06/2020 14:50

 4  3  2

**Property Type:** House (Res)

**Land Size:** 243 sqm approx

Agent Comments

**Indicative Selling Price**

\$700,000 - \$750,000

**Median Unit Price**

09/06/2019 - 08/06/2020: \$584,000

## Comparable Properties



**1/34 Bambury St BORONIA 3155 (REI/VG)**

Agent Comments

 3  3  2

**Price:** \$731,600

**Method:** Sold Before Auction

**Date:** 27/02/2020

**Rooms:** 4

**Property Type:** Townhouse (Res)

**Land Size:** 302 sqm approx



**4/189 Scoresby Rd BORONIA 3155 (REI)**

Agent Comments

 4  2  2

**Price:** \$715,000

**Method:** Private Sale

**Date:** 21/04/2020

**Rooms:** 6

**Property Type:** Townhouse (Single)

**Land Size:** 280 sqm approx



**1/18 Parker Av BORONIA 3155 (VG)**

Agent Comments

 3  -  -

**Price:** \$710,000

**Method:** Sale

**Date:** 09/01/2020

**Property Type:** Flat/Unit/Apartment (Res)