

## 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

4/6 Laurel 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$540,000

&

\$570,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$590,000

Property type

Unit

Suburb

Boronia

Period-from

01 Jul 2019

to

30 Jun 2020

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

1/31 Edina Road Ferntree Gully VIC 3156	\$542,000	18-Jun-20
2/28 Paton Crescent Boronia VIC 3155	\$552,000	25-Feb-20
1/6 Moroney Street Boronia VIC 3155	\$560,000	21-Mar-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: 21 July 2020



**1/31 Edina Road Ferntree Gully VIC 3156**

Sold Price

<sup>RS</sup>

**\$542,000**

Sold Date

**18-Jun-20**

 2

 1

 1

Distance

**1.82km**



**2/28 Paton Crescent Boronia VIC 3155**

Sold Price

**\$552,000**

Sold Date

**25-Feb-20**

 2

 1

 1

Distance

**0.77km**



**1/6 Moroney Street Boronia VIC 3155**

Sold Price

**\$560,000**

Sold Date

**21-Mar-20**

 2

 2

 2

Distance

**1.53km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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