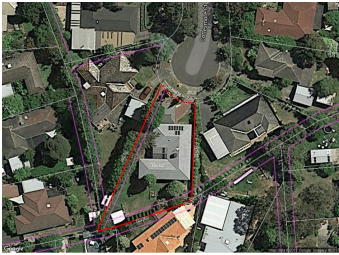


STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



4 COTTESMORE COURT, BORONIA, VIC

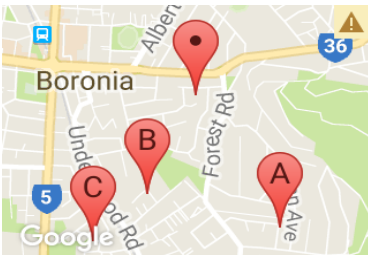
4 2 2

Indicative Selling Price

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

Price Range: **\$700,000 to \$770,000**

MEDIAN SALE PRICE



BORONIA, VIC, 3155

Suburb Median Sale Price (House)

\$705,000

01 April 2017 to 30 September 2017

Provided by: pricefinder

COMPARABLE PROPERTIES

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.



45 CHESTNUT AVE, FERNTREE GULLY, VIC

4 2 2

Sale Price

\$775,000

Sale Date: 11/06/2017

Distance from Property: 1.1 km



5 VAUGHAN RD, FERNTREE GULLY, VIC 3156

3 2 3

Sale Price

***\$735,000**

Sale Date: 07/10/2017

Distance from Property: 778m



12 BRIAR ST, BORONIA, VIC 3155

3 2 2

Sale Price

\$780,000

Sale Date: 23/05/2017

Distance from Property: 1.2km



This report has been compiled on 20/10/2017 by i-TRAK Real Estate Pty Ltd. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

© The State of Victoria. The State of Victoria owns the copyright in the Property Sales Data and reproduction of the data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the information contained in this report and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

4 COTTESMORE COURT, BORONIA, VIC 3155

Indicative selling price

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

Price Range:

\$700,000 to \$770,000

Median sale price

Median price

\$705,000

House

X

Unit

Suburb

BORONIA

Period

01 April 2017 to 30 September 2017

Source



Comparable property sales

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
45 CHESTNUT AVE, FERNTREE GULLY, VIC 3156	\$775,000	11/06/2017
5 VAUGHAN RD, FERNTREE GULLY, VIC 3156	*\$735,000	07/10/2017
12 BRIAR ST, BORONIA, VIC 3155	\$780,000	23/05/2017