

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

12 Cobbitty Court, Boronia Vic 3155

Indicative selling price

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

Range between \$1,000,000 & \$1,100,000

Median sale price

Median price \$880,000 Property Type House Suburb Boronia

Period - From 01/04/2023 to 30/06/2023 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	16 Deborah Av BORONIA 3155	\$1,098,000	04/05/2023
2	99 Army Rd BORONIA 3155	\$1,060,000	25/08/2023
3	10 Stroud Ct KILSYTH SOUTH 3137	\$1,020,000	20/06/2023

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:

13/09/2023 11:50



Property Type: House (Previously Occupied - Detached)

Land Size: 1030 sqm approx

Agent Comments

Indicative Selling Price
\$1,000,000 - \$1,100,000
Median House Price
June quarter 2023: \$880,000

Comparable Properties

16 Deborah Av BORONIA 3155 (VG)

Agent Comments



Price: \$1,098,000

Method: Sale

Date: 04/05/2023

Property Type: House (Res)

Land Size: 719 sqm approx



99 Army Rd BORONIA 3155 (REI)

Agent Comments



Price: \$1,060,000

Method: Private Sale

Date: 25/08/2023

Property Type: House (Res)

Land Size: 725 sqm approx



10 Stroud Ct KILSYTH SOUTH 3137 (REI)

Agent Comments



Price: \$1,020,000

Method: Private Sale

Date: 20/06/2023

Rooms: 7

Property Type: House (Res)

Land Size: 1006 sqm approx

Account - Barry Plant | P: 03 9735 3300