

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

9 Davey Street, Boronia Vic 3155

Indicative selling price

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

Range between \$950,000 & \$1,045,000

Median sale price

Median price \$847,000 Property Type House Suburb Boronia

Period - From 01/01/2024 to 31/03/2024 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	48 Scoresby Rd BAYSWATER 3153	\$1,064,000	10/02/2024
2	11 Genista Av BORONIA 3155	\$1,060,000	18/11/2023
3	11 Sinclair Rd BAYSWATER 3153	\$1,000,000	30/03/2024

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:

29/04/2024 16:36



Property Type:
Agent Comments

Indicative Selling Price
\$950,000 - \$1,045,000
Median House Price
March quarter 2024: \$847,000

Comparable Properties



48 Scoresby Rd BAYSWATER 3153 (REI)

Agent Comments

3 1 3

Price: \$1,064,000
Method: Auction Sale
Date: 10/02/2024
Property Type: House (Res)
Land Size: 980 sqm approx



11 Genista Av BORONIA 3155 (REI/VG)

Agent Comments

7 2 4

Price: \$1,060,000
Method: Auction Sale
Date: 18/11/2023
Property Type: House (Res)
Land Size: 986 sqm approx



11 Sinclair Rd BAYSWATER 3153 (REI)

Agent Comments

3 1 2

Price: \$1,000,000
Method: Sold Before Auction
Date: 30/03/2024
Property Type: House (Res)
Land Size: 1014 sqm approx

Account - Woodards | P: 03 9842 1188 | F: 03 9842 1799



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