

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

10 Elliott Street, Boronia Vic 3155

Indicative selling price

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

Range between \$840,000 & \$900,000

Median sale price

Median price \$860,250 Property Type House Suburb Boronia

Period - From 01/04/2023 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	15 Stoneleigh Av BORONIA 3155	\$904,000	16/12/2023
2	22 Janet St BORONIA 3155	\$860,000	21/03/2024
3	18 Albert Av BORONIA 3155	\$847,000	13/02/2024

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:

12/04/2024 14:36



 4
  1
  2

Property Type: House (Res)

Land Size: 620 sqm approx

Agent Comments

Indicative Selling Price

\$840,000 - \$900,000

Median House Price

Year ending March 2024: \$860,250

Comparable Properties



15 Stoneleigh Av BORONIA 3155 (REI/VG)

Agent Comments

 4
  2
  2

Price: \$904,000

Method: Auction Sale

Date: 16/12/2023

Property Type: House (Res)

Land Size: 747 sqm approx



22 Janet St BORONIA 3155 (REI)

Agent Comments

 3
  1
  2

Price: \$860,000

Method: Private Sale

Date: 21/03/2024

Property Type: House

Land Size: 726 sqm approx



18 Albert Av BORONIA 3155 (REI/VG)

Agent Comments

 2
  2
  -

Price: \$847,000

Method: Private Sale

Date: 13/02/2024

Property Type: House

Land Size: 1142 sqm approx

Account - Barry Plant | P: 03 9803 0400