

# 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

5/16 Rosella 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)

Range between \$670,000 & \$720,000

### Median sale price

Median price \$855,000 Property type House Suburb Boronia

Period - From 01/07/2022 to 30/09/2022 Source REIV

### Comparable property sales

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
5/5 Tunstall Avenue, Boronia Vic 3155	\$730,000	22/10/2022
8/162 Albert Avenue, Boronia Vic 3155	\$771,525	14/11/2022
6/162 Albert Avenue, Boronia Vic 3155	\$758,000	17/08/2022

This Statement of Information was prepared on: 09/12/2022