

## 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

3 Mitchell Avenue Boronia VIC 3155

### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (\*Delete single price or range as applicable)

Single Price

or range  
between

\$690,000

&

\$750,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$665,000

\*House

X

\*Unit

Suburb

Boronia

Period-from

01 Aug 2018

to

31 Jul 2019

Source

Corelogic

### 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 6 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 Early Place Boronia VIC 3155	\$710,000	24-Feb-19
50 Stewart Street Boronia VIC 3155	\$708,500	20-May-19
40 McDonald Crescent Boronia VIC 3155	\$700,000	03-Mar-19

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 6 months.~~

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**1 Early Place Boronia VIC 3155**

Sold Price

**\$710,000**

Sold Date

**24-Feb-19**
 3
 2
 2

Distance

**0.69km**

**50 Stewart Street Boronia VIC 3155**

Sold Price

<sup>RS</sup> **\$708,500** <sup>UN</sup>

Sold Date

**20-May-19**
 3
 2
 2

Distance

**0.75km**

**40 McDonald Crescent Boronia VIC 3155**

Sold Price

**\$700,000**

Sold Date

**03-Mar-19**
 3
 2
 3

Distance

**0.91km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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