

## 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

49 Torresdale Drive, 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

\$750,000

&

\$825,000

#### Median sale price

Median price

\$780,000

House

X

Unit

Suburb

Boronia

Period - From

01/10/2017

to

31/12/2017

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 Rawdon Ct BORONIA 3155	\$820,000	03/02/2018
2	58 Arcadia Av THE BASIN 3154	\$793,000	13/02/2018
3	13 Tolhurst Av BORONIA 3155	\$750,000	11/12/2017

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.



 5  3  2

**Rooms:**

**Property Type:** House (Res)

**Land Size:** 717 sqm approx

Agent Comments

**Indicative Selling Price**

\$750,000 - \$825,000

**Median House Price**

December quarter 2017: \$780,000

3 Bedroom, 2 Bathroom home, with a 2 Bedroom 1 Bathroom granny flat in the rear.

## Comparable Properties



**15 Rawdon Ct BORONIA 3155 (REI)**

Agent Comments

 4  2  1

**Price:** \$820,000

**Method:** Private Sale

**Date:** 03/02/2018

**Rooms:** -

**Property Type:** House (Res)



**58 Arcadia Av THE BASIN 3154 (REI)**

Agent Comments

 3  1  3

**Price:** \$793,000

**Method:** Auction Sale

**Date:** 13/02/2018

**Rooms:** 4

**Property Type:** House (Res)

**Land Size:** 988 sqm approx



**13 Tolhurst Av BORONIA 3155 (REI)**

Agent Comments

 4  3  1

**Price:** \$750,000

**Method:** Private Sale

**Date:** 11/12/2017

**Rooms:** 6

**Property Type:** House (Res)

**Land Size:** 634 sqm approx