

Dean Allsop 0428 339 364 dallsop@barryplant.com.au

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

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Address	49 Torresdale Drive, Boronia Vic 3155
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$750,000	&	\$825,000

Median sale price

Median price	\$780,000	Hou	ıse 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.

Add	dress 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

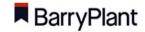
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

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Indicative Selling Price \$750,000 - \$825,000 **Median House Price** December quarter 2017: \$780,000



Rooms:

Property Type: House (Res) Land Size: 717 sqm approx

Agent Comments

Comparable Properties



15 Rawdon Ct BORONIA 3155 (REI)

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



Price: \$820,000 Method: Private Sale Date: 03/02/2018

Rooms: -

Property Type: House (Res)

Agent Comments



58 Arcadia Av THE BASIN 3154 (REI)





Price: \$793,000 Method: Auction Sale Date: 13/02/2018

Rooms: 4

Property Type: House (Res) Land Size: 988 sqm approx Agent Comments



13 Tolhurst Av BORONIA 3155 (REI)





Price: \$750,000 Method: Private Sale Date: 11/12/2017 Rooms: 6

Property Type: House (Res) Land Size: 634 sqm approx

Agent Comments

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