

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

1 Debson Close, Boronia Vic 3155

Indicative selling price

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

Range between \$450,000

&

\$495,000

Median sale price

Median price \$512,500

Property Type Unit

Suburb Boronia

Period - From 01/04/2019

to 30/06/2019

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	3 Garden Av BORONIA 3155	\$520,000	14/08/2019
2	1/9 Central Av BORONIA 3155	\$489,000	24/08/2019
3	1/5 Tunstall Av BORONIA 3155	\$470,000	20/09/2019

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:

26/09/2019 14:52



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Property Type: Unit
Land Size: 306 sqm approx
Agent Comments

Indicative Selling Price
\$450,000 - \$495,000
Median Unit Price
June quarter 2019: \$512,500

Comparable Properties

3 Garden Av BORONIA 3155 (REI/VG)

Agent Comments

2 1 1

Price: \$520,000
Method: Private Sale
Date: 14/08/2019
Rooms: 3
Property Type: House (Res)
Land Size: 452 sqm approx

1/9 Central Av BORONIA 3155 (REI)

Agent Comments

2 1 1

Price: \$489,000
Method: Private Sale
Date: 24/08/2019
Rooms: 4
Property Type: Unit
Land Size: 374 sqm approx



1/5 Tunstall Av BORONIA 3155 (REI)

Agent Comments

2 1 1

Price: \$470,000
Method: Private Sale
Date: 20/09/2019
Rooms: 3
Property Type: Unit
Land Size: 400 sqm approx