

STATEMENT OF INFORMATION

7 BEECH COURT, BORONIA, VIC 3155

PREPARED BY I-TRAK REAL ESTATE PTY LTD

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



7 BEECH COURT, BORONIA, VIC 3155

3 2 2

Indicative Selling Price

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

Price Range: **\$660,000 to \$690,000**

MEDIAN SALE PRICE



BORONIA, VIC, 3155

Suburb Median Sale Price (House)

\$682,000

01 July 2016 to 30 June 2017

Provided by: pricefinder

COMPARABLE PROPERTIES

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.



146 DORSET RD, BORONIA, VIC 3155

3 1 2

Sale Price

***\$756,000**

Sale Date: 05/08/2017

Distance from Property: 53m



10 TARANTO CRT, BORONIA, VIC 3155

3 2 2

Sale Price

***\$671,000**

Sale Date: 25/07/2017

Distance from Property: 598m



142 DORSET RD, BORONIA, VIC 3155

3 1 1

Sale Price

\$625,000

Sale Date: 04/05/2017

Distance from Property: 45m



This report has been compiled on 21/08/2017 by i-TRAK Real Estate Pty Ltd. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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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

7 BEECH COURT, BORONIA, VIC 3155

Indicative selling price

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

Price Range:

\$660,000 to \$690000

Median sale price

Median price

\$682,000

House

X

Unit

Suburb

BORONIA

Period

01 July 2016 to 30 June 2017

Source

pricfinder

Comparable property sales

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
146 DORSET RD, BORONIA, VIC 3155	*\$756,000	05/08/2017
10 TARANTO CRT, BORONIA, VIC 3155	*\$671,000	25/07/2017
142 DORSET RD, BORONIA, VIC 3155	\$625,000	04/05/2017