

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	2/6 Freedman Avenue, Boronia Vic 3155
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Indicative selling price

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

Range between	\$650,000	&	\$715,000
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Median sale price

Median price	\$530,100	House		Unit	X	Suburb	Boronia
Period - From	01/10/2016	to	30/09/2017	Source	REIV		

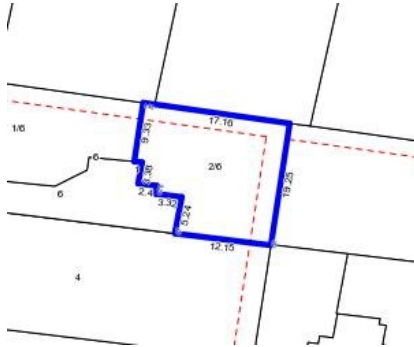
Comparable property sales (*Delete A or B below as applicable)

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	2/7 Woodvale Rd BORONIA 3155	\$708,000	22/11/2017
2	6/170 Albert Av BORONIA 3155	\$705,000	14/12/2017
3	2/24 Springfield Rd BORONIA 3155	\$701,000	09/09/2017

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.



 3  2  2

Rooms:

Property Type:

Agent Comments

Indicative Selling Price

\$650,000 - \$715,000

Median Unit Price

Year ending September 2017: \$530,100

Comparable Properties



2/7 Woodvale Rd BORONIA 3155 (REI)

Agent Comments

 3  2  2

Price: \$708,000

Method: Private Sale

Date: 22/11/2017

Rooms: 5

Property Type: Unit

Land Size: 606 sqm approx

6/170 Albert Av BORONIA 3155 (REI)

Agent Comments

 3  2  2

Price: \$705,000

Method: Private Sale

Date: 14/12/2017

Rooms: 5

Property Type: Apartment

Land Size: 285 sqm approx



2/24 Springfield Rd BORONIA 3155 (REI)

Agent Comments

 3  2  2

Price: \$701,000

Method: Auction Sale

Date: 09/09/2017

Rooms: 5

Property Type: House (Res)

Land Size: 314 sqm approx