

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

6 Boronia Street, Canterbury Vic 3126

Indicative selling price

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

Range between \$2,500,000 & \$2,650,000

Median sale price

Median price \$2,035,000 House X Unit Suburb Canterbury

Period - From 01/10/2018 to 31/12/2018 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	23 Maple Cr CAMBERWELL 3124	\$2,650,000	08/12/2018
2	150 Prospect Hill Rd CANTERBURY 3126	\$2,590,000	05/09/2018
3	159 Prospect Hill Rd CANTERBURY 3126	\$2,520,000	17/11/2018

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 2 2

Rooms: 6
Property Type: House (Res)
Land Size: 650 sqm approx
Agent Comments

Indicative Selling Price
\$2,500,000 - \$2,650,000
Median House Price
December quarter 2018: \$2,035,000

Comparable Properties



23 Maple Cr CAMBERWELL 3124 (REI)

Agent Comments

4 3 1

Price: \$2,650,000
Method: Auction Sale
Date: 08/12/2018
Rooms: -
Property Type: House (Res)
Land Size: 773 sqm approx



150 Prospect Hill Rd CANTERBURY 3126 (VG) **Agent Comments**

4 - -

Price: \$2,590,000
Method: Sale
Date: 05/09/2018
Rooms: -
Property Type: House (Res)
Land Size: 696 sqm approx



159 Prospect Hill Rd CANTERBURY 3126 (REI) **Agent Comments**

3 2 2

Price: \$2,520,000
Method: Auction Sale
Date: 17/11/2018
Rooms: -
Property Type: House (Res)