

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

52 Boronia Road, Vermont Vic 3133

Indicative selling price

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

Range between \$980,000 & \$1,070,000

Median sale price

Median price \$1,160,000 Property Type House Suburb Vermont

Period - From 01/10/2020 to 30/09/2021 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	88 Boronia Rd VERMONT 3133	\$1,100,000	18/09/2021
2	4 Simpson St MITCHAM 3132	\$1,060,000	20/11/2021
3	4 Windouran Dr MITCHAM 3132	\$1,015,000	04/12/2021

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:

08/12/2021 10:52

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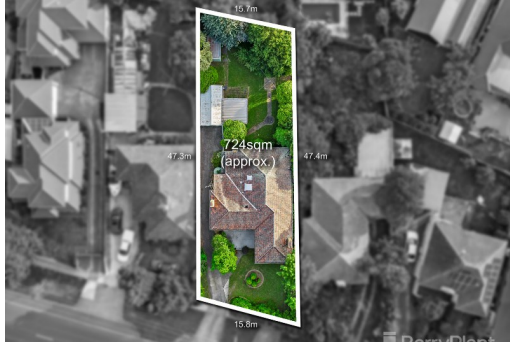
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Indicative Selling Price

\$980,000 - \$1,070,000

Median House Price

Year ending September 2021: \$1,160,000



 3  1  1

Property Type: House

Land Size: 724 sqm approx

Agent Comments

Comparable Properties



88 Boronia Rd VERMONT 3133 (REI/VG)

Agent Comments

 3  2  2

Price: \$1,100,000

Method: Private Sale

Date: 18/09/2021

Property Type: House

Land Size: 662 sqm approx



4 Simpson St MITCHAM 3132 (REI)

Agent Comments

 3  1  2

Price: \$1,060,000

Method: Auction Sale

Date: 20/11/2021

Rooms: 5

Property Type: House (Res)

Land Size: 605 sqm approx



4 Windouran Dr MITCHAM 3132 (REI)

Agent Comments

 3  1  1

Price: \$1,015,000

Method: Auction Sale

Date: 04/12/2021

Property Type: House (Res)

Land Size: 685 sqm approx

Account - Barry Plant | P: 03 9842 8888