

## 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

1/22 Stradbroke Road Boronia VIC 3155

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$480,000

&

\$520,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$655,000

Property type

House

Suburb

Boronia

Period-from

01 Nov 2018

to

31 Oct 2019

Source

Corelogic

### 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 6 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

1/17 Pine Crescent Boronia VIC 3155	\$495,000	25-May-19
4/185 Dorset Road Boronia VIC 3155	\$470,000	22-May-19
1/7 Akron Street Ferntree Gully VIC 3156	\$510,000	30-Jun-19

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 6 months.~~

This Statement of Information was prepared on: 19 November 2019



**1/17 Pine Crescent Boronia VIC 3155** Sold Price **\$495,000** Sold Date **25-May-19**

 2  1  2

Distance **0.42km**



**4/185 Dorset Road Boronia VIC 3155** Sold Price **\$470,000** Sold Date **22-May-19**

 3  1  1

Distance **0.44km**



**1/7 Akron Street Ferntree Gully VIC 3156** Sold Price **\$510,000** Sold Date **30-Jun-19**

 3  1  1

Distance **0.84km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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