

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



2/201 BORONIA ROAD, BORONIA, VIC







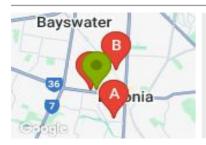
Indicative Selling Price

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

Single Price: \$599,999

Provided by: Brett Smith, Barry Plant Wantirna

MEDIAN SALE PRICE



BORONIA, VIC, 3155

Suburb Median Sale Price (Unit)

\$660,500

01 October 2023 to 30 September 2024

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 agents representative considers to be most comparable to the property for sale.



2/23 STRADBROKE RD, BORONIA, VIC 3155







Sale Price

\$625,000

Sale Date: 21/08/2024

Distance from Property: 928m





3/129 POWER RD, BORONIA, VIC 3155







Sale Price

\$610,000

Sale Date: 30/08/2024

Distance from Property: 768m













*\$566,000

Sale Date: 10/07/2024

Distance from Property: 167m



Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when a single residential property located in the Melbourne metropolitan area is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at consumer.vic.gov.au/underquoting. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

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Address Including suburb and postcode	2/201 BORONIA ROAD, BORONIA, VIC 3155
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Indicative selling price

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Single Price:	\$599,999

Median sale price

Median price	\$660,500 Property type		Unit	Suburb	BORONIA
Period	01 October 2023 to 30 September 2024		Source	F	oricefinder

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 agents representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
2/23 STRADBROKE RD, BORONIA, VIC 3155	\$625,000	21/08/2024
3/129 POWER RD, BORONIA, VIC 3155	\$610,000	30/08/2024
217 BORONIA RD, BORONIA, VIC 3155	*\$566,000	10/07/2024

This Statement of In	formation was	prepared on:
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09/12/2024

