



L.P RINNOVASI & L RINNOVASI T/A @realty (ABN/ACN: 90 643 442 705)  
Level 31/120 Collins Street Melbourne 3000  
Tel: 0417 166 668 Agent No: 073212L  
Email: lou@atrealty.com.au

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## STATEMENT OF INFORMATION

### Single residential property located in the Melbourne metropolitan area Sections 47AF of the *Estate Agents Act 1980*

#### Property offered for sale

Address 1/5 VIVIENNE AVENUE BORONIA VIC 3155

Including suburb and  
postcode

#### Indicative selling price

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

Single price \$\* \_\_\_\_\_ or range between \$850,000 & \$900,000

#### Median sale price

Median price \$980,000 Property Type 4 Bed Property Suburb Boronia

Period - From Sept 2022 to Sept 2023 Source REA & Domain

#### 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                              | \$    |              |
| 3                              | \$    |              |

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: 01/10/2023