

## 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

57 RANKIN 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

\$850,000

&

\$895,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$850,000

Property type

House

Suburb

Boronia

Period-from

01 May 2021

to

30 Apr 2022

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

|                                       |           |           |
|---------------------------------------|-----------|-----------|
| 26 HELEN ROAD FERNTREE GULLY VIC 3156 | \$880,000 | 30-Apr-22 |
| 29 MARIE STREET BORONIA VIC 3155      | \$890,000 | 01-Dec-21 |
| 1 OLIVE GROVE BORONIA VIC 3155        | \$850,000 | 15-Dec-21 |

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: 26 May 2022



**26 HELEN ROAD FERNTREE GULLY VIC 3156**

<sup>RS</sup> **\$880,000** Sold Date **30-Apr-22**

4 2 2

Distance **1.01km**



**29 MARIE STREET BORONIA VIC 3155**

Sold Price **\$890,000** Sold Date **01-Dec-21**

4 2 3

Distance **1.71km**



**1 OLIVE GROVE BORONIA VIC 3155**

Sold Price **\$850,000** Sold Date **15-Dec-21**

4 2 1

Distance **1.98km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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