

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
Including suburb and
postcode

44 Kleinert Road Boronia VIC 3155

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

\$650,000

&

\$690,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$715,000

*House

X

*Unit

Suburb

Boronia

Period-from

01 Mar 2018

to

28 Feb 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 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

29 Stephen Road Ferntree Gully VIC 3156	\$710,000	15-Dec-18
57 Leonard Street Bayswater VIC 3153	\$652,000	03-Dec-18
24 Richborough Grove Ferntree Gully VIC 3156	\$700,700	05-Dec-18

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.~~

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29 Stephen Road Ferntree Gully VIC 3156

 3  1  2

Sold Price **\$710,000** Sold Date **15-Dec-18**

Distance **1.69km**



57 Leonard Street Bayswater VIC 3153

 3  1  2

Sold Price **\$652,000** Sold Date **03-Dec-18**

Distance **1.75km**



24 Richborough Grove Ferntree Gully VIC 3156

 3  1  2

Sold Price **\$700,700** Sold Date **05-Dec-18**

Distance **1.94km**

RS = Recent sale UN = Undisclosed Sale

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