

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

9 Rubida Court, Boronia Vic 3155

Indicative selling price

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

Range between \$980,000

&

\$1,060,000

Median sale price

Median price \$855,000

Property Type House

Suburb Boronia

Period - From 01/01/2022

to

31/03/2022

Source REIV

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.

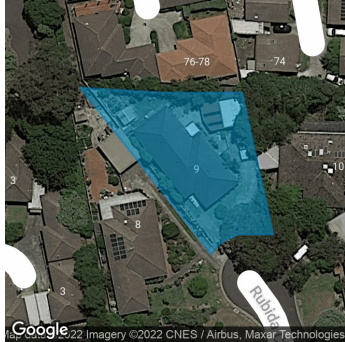
	Address of comparable property	Price	Date of sale
1	104 Daffodil Rd BORONIA 3155	\$1,027,500	10/01/2022
2	99 Army Rd BORONIA 3155	\$1,015,000	12/03/2022
3	13 Alexander Cr FERNTREE GULLY 3156	\$988,000	08/04/2022

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:

20/04/2022 10:01



Property Type:

Divorce/Estate/Family Transfers

Land Size: 880 sqm approx

Agent Comments

Comparable Properties



104 Daffodil Rd BORONIA 3155 (REI/VG)

Agent Comments



Price: \$1,027,500

Method: Private Sale

Date: 10/01/2022

Property Type: House

Land Size: 719 sqm approx

99 Army Rd BORONIA 3155 (REI/VG)

Agent Comments



Price: \$1,015,000

Method: Auction Sale

Date: 12/03/2022

Property Type: House (Res)

Land Size: 720 sqm approx



13 Alexander Cr FERNTREE GULLY 3156 (REI) Agent Comments



Price: \$988,000

Method: Private Sale

Date: 08/04/2022

Property Type: House

Land Size: 719 sqm approx