

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

1 Olive Grove, Boronia Vic 3155

Indicative selling price

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

Range between \$750,000

&

\$820,000

Median sale price

Median price \$861,000

Property Type House

Suburb Boronia

Period - From 01/07/2021

to 30/09/2021

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	2 Mcdonald Cr BORONIA 3155	\$825,000	19/06/2021
2	20 Pope Av BORONIA 3155	\$791,000	19/06/2021
3	23 Elsie St BORONIA 3155	\$720,000	08/06/2021

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:

06/12/2021 11:55

1 Olive Grove, Boronia Vic 3155

Miles Howell

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Indicative Selling Price

\$750,000 - \$820,000

Median House Price

September quarter 2021: \$861,000



Property Type: House (Previously Occupied - Detached)

Land Size: 1006 sqm approx

Agent Comments

Comparable Properties

2 Mcdonald Cr BORONIA 3155 (VG)

Agent Comments



Price: \$825,000

Method: Sale

Date: 19/06/2021

Property Type: House (Res)

Land Size: 1032 sqm approx



20 Pope Av BORONIA 3155 (REI/VG)

Agent Comments



Price: \$791,000

Method: Auction Sale

Date: 19/06/2021

Property Type: House (Res)

Land Size: 985 sqm approx



23 Elsie St BORONIA 3155 (VG)

Agent Comments



Price: \$720,000

Method: Sale

Date: 08/06/2021

Property Type: House (Res)

Land Size: 1016 sqm approx

Account - Professionals Croydon | P: 03 9725 0000 | F: 03 9725 7354