

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

3/24 Stonehaven Avenue, Boronia Vic 3155

Indicative selling price

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

Range between \$550,000 & \$590,000

Median sale price

Median price \$580,000 Property Type Unit Suburb Boronia

Period - From 19/11/2019 to 18/11/2020 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	4/18 Bambury St BORONIA 3155	\$595,000	07/08/2020
2	2/18 Bambury St BORONIA 3155	\$580,000	09/09/2020
3	6/57 Chandler Rd BORONIA 3155	\$570,000	23/07/2020

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:

19/11/2020 09:42



Property Type:

Flat/Unit/Apartment (Res)

Agent Comments

Only approximately 2 years old, in a great location, modern and spacious.

Comparable Properties



4/18 Bambury St BORONIA 3155 (REI/VG)

Agent Comments



Price: \$595,000

Method: Private Sale

Date: 07/08/2020

Rooms: 4

Property Type: Townhouse (Single)

Land Size: 105 sqm approx



2/18 Bambury St BORONIA 3155 (VG)

Agent Comments



Price: \$580,000

Method: Sale

Date: 09/09/2020

Property Type: Flat/Unit/Apartment (Res)

6/57 Chandler Rd BORONIA 3155 (VG)

Agent Comments



Price: \$570,000

Method: Sale

Date: 23/07/2020

Property Type: Flat/Unit/Apartment (Res)