

STATEMENT OF INFORMATION

1/62 RANKIN ROAD, BORONIA, VIC 3155

PREPARED BY SAVOY REAL ESTATE, 11 BLACKBURN ROAD BLACKBURN

STATEMENT OF INFORMATION

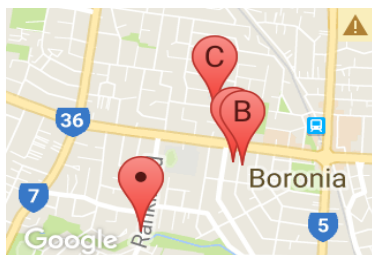
Section 47AF of the Estate Agents Act 1980

**1/62 RANKIN ROAD, BORONIA, VIC 3155**

2
 1
 2

Indicative Selling PriceFor the meaning of this price see consumer.vic.au/underquoting**Price Range: \$550,000 to \$600,000**

MEDIAN SALE PRICE

**BORONIA, VIC, 3155**

Suburb Median Sale Price (Unit)

\$530,000

01 October 2016 to 30 September 2017

Provided by: pricefinder

COMPARABLE PROPERTIES

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.

**3/6 TULIP CRES, BORONIA, VIC 3155**

2
 1
 2

Sale Price

\$610,000

Sale Date: 11/07/2017

Distance from Property: 781m

**1/7 TULIP CRES, BORONIA, VIC 3155**

2
 2
 1

Sale Price

\$580,000

Sale Date: 27/06/2017

Distance from Property: 810m

**2/5 LAUREL AVE, BORONIA, VIC 3155**

2
 2
 1

Sale Price

\$555,000

Sale Date: 24/05/2017

Distance from Property: 988m



This report has been compiled on 02/11/2017 by Savoy Real Estate. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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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

1/62 RANKIN ROAD, BORONIA, VIC 3155

Indicative selling price

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

Price Range:

\$550,000 to \$600,000

Median sale price

Median price

\$530,000

House

Unit

X


Suburb

BORONIA

Period

01 October 2016 to 30 September 2017

Source



Comparable property sales

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 |
|-----------------------------------|-----------|--------------|
| 3/6 TULIP CRES, BORONIA, VIC 3155 | \$610,000 | 11/07/2017 |
| 1/7 TULIP CRES, BORONIA, VIC 3155 | \$580,000 | 27/06/2017 |
| 2/5 LAUREL AVE, BORONIA, VIC 3155 | \$555,000 | 24/05/2017 |