

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

5 Janville Street 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

\$790,000

&

\$869,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$791,000

Property type

House

Suburb

Boronia

Period-from

01 Nov 2020

to

31 Oct 2021

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 6 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

368 Boronia Road Boronia VIC 3155	\$861,000	01-Nov-21
64 Allanfield Crescent Boronia VIC 3155	\$873,000	20-Nov-21

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 6 months.

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368 Boronia Road Boronia VIC 3155 Sold Price ^{RS} **\$861,000** ^{UN} Sold Date **01-Nov-21**

3 2 2

Distance **1.11km**



64 Allanfield Crescent Boronia VIC 3155 Sold Price ^{RS} **\$873,000** Sold Date **20-Nov-21**

3 1 3

Distance **1.25km**

RS = Recent sale

UN = Undisclosed Sale

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