

# 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

29 Bambury Street, Boronia Vic 3155

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$715,000

### Median sale price

Median price

\$720,250

Property Type

House

Suburb

Boronia

Period - From

01/07/2019

to

30/06/2020

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	2 Green St BORONIA 3155	\$776,000	26/02/2020
2	1 Brown St BORONIA 3155	\$710,000	20/04/2020
3	281 Forest Rd BORONIA 3155	\$701,000	29/02/2020

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:

29/07/2020 10:08



**Property Type:** House

**Land Size:** 974.092 sqm approx

Agent Comments

## Comparable Properties



**2 Green St BORONIA 3155 (REI/VG)**

Agent Comments



**Price:** \$776,000

**Method:** Private Sale

**Date:** 26/02/2020

**Property Type:** House

**Land Size:** 1065 sqm approx



**1 Brown St BORONIA 3155 (REI/VG)**

Agent Comments



**Price:** \$710,000

**Method:** Private Sale

**Date:** 20/04/2020

**Rooms:** 4

**Property Type:** House (Res)

**Land Size:** 1086 sqm approx



**281 Forest Rd BORONIA 3155 (REI/VG)**

Agent Comments



**Price:** \$701,000

**Method:** Auction Sale

**Date:** 29/02/2020

**Property Type:** House (Res)

**Land Size:** 817 sqm approx