

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

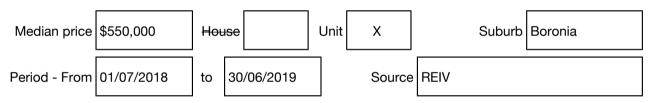
s 4/17 Tormore Road, Boronia Vic 3155 d e

Indicative selling price

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

Range between \$390,000 & \$429	9,000
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Median sale price



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	101/8 Bambury St BORONIA 3155	\$427,700	17/06/2019
2	2/17 Tormore Rd BORONIA 3155	\$415,000	18/04/2019
3	4/67 Boronia Rd BORONIA 3155	\$396,000	30/06/2019

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.

Account - Jellis Craig | P: (03) 9908 5700 | F: 9877 2887

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.







Rooms: **Property Type:** Flat/Unit/Apartment (Res) Agent Comments

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Indicative Selling Price \$390,000 - \$429,000 **Median Unit Price** Year ending June 2019: \$550,000

Comparable Properties



Price: \$427,700 Method: Private Sale Date: 17/06/2019 Rooms: 3

2/17 Tormore Rd BORONIA 3155 (VG)



Price: \$415,000 Method: Sale Date: 18/04/2019 Rooms: -Property Type: Flat/Unit/Apartment (Res)



4/67 Boronia Rd BORONIA 3155 (REI)



Agent Comments

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Price: \$396,000 Method: Private Sale Date: 30/06/2019 Rooms: 3 Property Type: Unit

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