

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

4/17 Tormore Road, Boronia Vic 3155

Indicative selling price

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

Range between

\$390,000

&

\$429,000

Median sale price

Median price

\$550,000

House

Unit

X

Suburb

Boronia

Period - From

01/07/2018

to

30/06/2019

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	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.



2 1 1

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

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

Comparable Properties



101/8 Bambury St BORONIA 3155 (REI)

Agent Comments

2 1 -

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

2/17 Tormore Rd BORONIA 3155 (VG)

Agent Comments

2 - -

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

2 1 1

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