

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

6 Garden Avenue, Boronia Vic 3155

Indicative selling price

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

Range between \$620,000 & \$660,000

Median sale price

Median price \$608,000

Property Type Unit

Suburb Boronia

Period - From 01/01/2021

to 31/03/2021

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	1/8 Swanley Av BAYSWATER NORTH 3153	\$630,500	08/05/2021
2	2/80 Stewart St BORONIA 3155	\$660,000	01/04/2021
3	2/9 Owen St BORONIA 3155	\$630,000	12/03/2021

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:

28/06/2021 12:57



3 -

Property Type: Strata Unit/House

Land Size: 572 sqm approx

Agent Comments

Indicative Selling Price

\$620,000 - \$660,000

Median Unit Price

March quarter 2021: \$608,000

Comparable Properties

1/8 Swanley Av BAYSWATER NORTH 3153
(REI)

Agent Comments

3 1 1

Price: \$630,500

Method: Auction Sale

Date: 08/05/2021

Property Type: Unit

2/80 Stewart St BORONIA 3155 (VG)

Agent Comments

3 - -

Price: \$660,000

Method: Sale

Date: 01/04/2021

Property Type: Flat/Unit/Apartment (Res)



2/9 Owen St BORONIA 3155 (VG)

Agent Comments

3 - -

Price: \$630,000

Method: Sale

Date: 12/03/2021

Property Type: Flat/Unit/Apartment (Res)