

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

5/5 Allandale Road, Boronia Vic 3155

Indicative selling price

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

Single price

\$610,000

Median sale price

Median price

\$627,700

Property Type

Unit

Suburb

Boronia

Period - From

01/07/2020

to

30/09/2020

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	5/362 Dorset Rd BORONIA 3155	\$620,000	16/06/2020
2	2/216 Boronia Rd BORONIA 3155	\$613,000	04/06/2020
3			

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:

31/10/2020 15:52



Property Type:
Agent Comments

Indicative Selling Price
\$610,000
Median Unit Price
September quarter 2020: \$627,700

Comparable Properties



5/362 Dorset Rd BORONIA 3155 (VG)

Agent Comments



Price: \$620,000
Method: Sale
Date: 16/06/2020
Property Type: Flat/Unit/Apartment (Res)

2/216 Boronia Rd BORONIA 3155 (VG)

Agent Comments



Price: \$613,000
Method: Sale
Date: 04/06/2020
Property Type: Flat/Unit/Apartment (Res)

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.