

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 4/978 Mountain Highway, Boronia Vic 3155

Indicative selling price

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

Range between \$680,000 & \$720,000

Median sale price

Median price \$652,000 Property Type Unit Suburb Boronia

Period - From 01/04/2023 to 30/06/2023 Source REIV

Comparable property sales (*Delete A or B below as applicable)

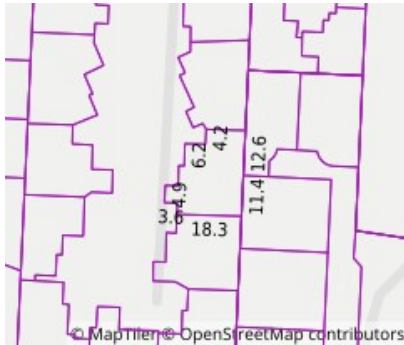
A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	461 Dorset Rd BAYSWATER 3153	\$720,000	01/05/2023
2	6 Kalawar Av BAYSWATER NORTH 3153	\$705,000	30/05/2023
3	3 Skye Ct BAYSWATER NORTH 3153	\$686,000	12/08/2023

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: 07/09/2023 09:45



Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$680,000 - \$720,000

Median Unit Price

June quarter 2023: \$652,000

Comparable Properties



461 Dorset Rd BAYSWATER 3153 (REI/VG)

Agent Comments



Price: \$720,000

Method: Private Sale

Date: 01/05/2023

Property Type: House

Land Size: 328 sqm approx



6 Kalwar Av BAYSWATER NORTH 3153 (REI/VG)

Agent Comments



Price: \$705,000

Method: Private Sale

Date: 30/05/2023

Property Type: House

Land Size: 380 sqm approx



3 Skye Ct BAYSWATER NORTH 3153 (REI)

Agent Comments



Price: \$686,000

Method: Auction Sale

Date: 12/08/2023

Property Type: House (Res)

Land Size: 434 sqm approx

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