

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

4/31 Cypress Avenue, Boronia Vic 3155

Indicative selling price

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

Range between \$480,000 & \$520,000

Median sale price

Median price \$720,000 Property Type Unit Suburb Boronia

Period - From 01/07/2021 to 30/09/2021 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	2/45 Faraday St BORONIA 3155	\$520,000	29/09/2021
2	4/67 Boronia Rd BORONIA 3155	\$502,000	27/09/2021
3	2/97 Forest Rd FERNTREE GULLY 3156	\$495,000	24/05/2021

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:

10/11/2021 11:23

4/31 Cypress Avenue, Boronia Vic 3155

Christopher Clerke

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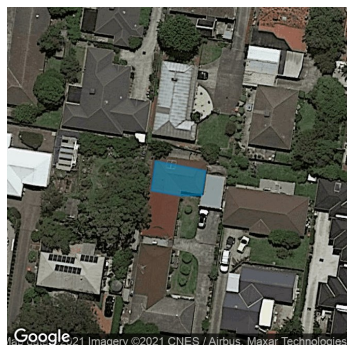
chrisclerke@methven.com.au

Indicative Selling Price

\$480,000 - \$520,000

Median Unit Price

September quarter 2021: \$720,000



Property Type: Strata Unit/Flat

Agent Comments

Comparable Properties



2/45 Faraday St BORONIA 3155 (REI/VG)

Agent Comments



Price: \$520,000

Method: Auction Sale

Date: 29/09/2021

Property Type: Unit



4/67 Boronia Rd BORONIA 3155 (REI/VG)

Agent Comments



Price: \$502,000

Method: Private Sale

Date: 27/09/2021

Property Type: Unit

Land Size: 160 sqm approx



2/97 Forest Rd FERNTREE GULLY 3156 (REI/VG)

Agent Comments



Price: \$495,000

Method: Private Sale

Date: 24/05/2021

Property Type: Unit

Land Size: 140 sqm approx

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