

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 Hayles Street Boronia VIC 3155

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$750,000

&

\$825,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$655,000

Property type

House

Suburb

Boronia

Period-from

01 Nov 2018

to

31 Oct 2019

Source

Corelogic

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 6 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 Tathra Court Boronia VIC 3155	\$750,500	05-Oct-19
186 Albert Avenue Boronia VIC 3155	\$760,000	02-Sep-19
20 Huntingdon Avenue Bayswater North VIC 3153	\$830,000	26-Oct-19

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 6 months.~~

This Statement of Information was prepared on: 14 November 2019



1 Tathra Court Boronia VIC 3155

Sold Price

^{RS} **\$750,500**

Sold Date

05-Oct-19

 4  2  2

Distance

1.11km



186 Albert Avenue Boronia VIC 3155 Sold Price

\$760,000

Sold Date

02-Sep-19

 4  2  1

Distance

0.77km



20 Huntingdon Avenue Bayswater North VIC 3153

Sold Price

^{RS} **\$830,000**

Sold Date

26-Oct-19

 4  2  4

Distance

1.64km

RS = Recent sale

UN = Undisclosed Sale

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