

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

2/51 Western Road 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

\$729,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$717,000

Property type

Other

Suburb

Boronia

Period-from

01 Nov 2019

to

31 Oct 2020

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

2/7 Conway Court Boronia VIC 3155	\$715,000	23-Jun-20
1A Bertram Road Bayswater VIC 3153	\$720,000	04-Aug-20
2/22 Maple Street Bayswater VIC 3153	\$721,500	01-Jun-20

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: 09 November 2020



2/7 Conway Court Boronia VIC 3155 Sold Price **\$715,000** Sold Date **23-Jun-20**

 3  2  2

Distance **0.84km**



1A Bertram Road Bayswater VIC 3153 Sold Price **\$720,000** Sold Date **04-Aug-20**

 3  2  2

Distance **1.83km**



2/22 Maple Street Bayswater VIC 3153 Sold Price **\$721,500** Sold Date **01-Jun-20**

 3  2  2

Distance **2.23km**

RS = Recent sale

UN = Undisclosed Sale

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