

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

8 Roselyn Crescent, Boronia Vic 3155

Indicative selling price

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

Range between

\$700,000

&

\$770,000

Median sale price

Median price

\$845,000

Property Type

House

Suburb

Boronia

Period - From

01/04/2022

to

31/03/2023

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	725 Burwood Hwy FERNTREE GULLY 3156	\$770,000	29/05/2023
2	12 Devenish Rd BORONIA 3155	\$745,000	16/03/2023
3	62 Allanfield Cr BORONIA 3155	\$732,000	03/05/2023

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:

29/06/2023 13:55

8 Roselyn Crescent, Boronia Vic 3155

McGrath

Wilson Shi

03 9889 8800

0420 481 226

Wilsonshi@Mcgrath.com.au

Indicative Selling Price

\$700,000 - \$770,000

Median House Price

Year ending March 2023: \$845,000



3 1 2

Property Type: House (Res)

Agent Comments

Comparable Properties



725 Burwood Hwy FERNTREE GULLY 3156 (REI)

Agent Comments

3 1 5

Price: \$770,000

Method: Private Sale

Date: 29/05/2023

Property Type: House (Res)

Land Size: 732 sqm approx



12 Devenish Rd BORONIA 3155 (REI/VG)

Agent Comments

3 1 2

Price: \$745,000

Method: Private Sale

Date: 16/03/2023

Rooms: 5

Property Type: House (Res)

Land Size: 722 sqm approx



62 Allanfield Cr BORONIA 3155 (REI)

Agent Comments

3 1 2

Price: \$732,000

Method: Sold Before Auction

Date: 03/05/2023

Property Type: House (Res)

Land Size: 719 sqm approx

Account - McGrath Box Hill | P: 03 9889 8800 | F: 03 9889 8802



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