

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

1/6 Freedman Avenue, Boronia Vic 3155

Indicative selling price

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

Range between \$530,000

&

\$583,000

Median sale price

Median price \$530,100

House

Unit

X

Suburb Boronia

Period - From 01/10/2016

to

30/09/2017

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	1/13 Maple St BAYSWATER 3153	\$580,000	16/08/2017
2	1/426 Dorset Rd BORONIA 3155	\$560,000	18/08/2017
3	6/51 Herbert St BORONIA 3155	\$530,000	20/09/2017

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.

Brendan Murphy

9801 4777

0439 388 866

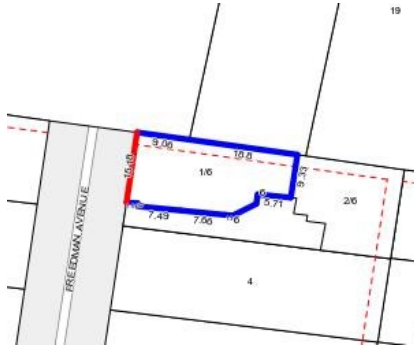
bmurphy@barryplant.com.au

Indicative Selling Price

\$530,000 - \$583,000

Median Unit Price

Year ending September 2017: \$530,100



 2  1  2

Rooms:

Property Type:

Agent Comments

Comparable Properties



1/13 Maple St BAYSWATER 3153 (REI)

Agent Comments

 2  1  1

Price: \$580,000

Method: Private Sale

Date: 16/08/2017

Rooms: 3

Property Type: Unit



1/426 Dorset Rd BORONIA 3155 (REI)

Agent Comments

 3  1  2

Price: \$560,000

Method: Private Sale

Date: 18/08/2017

Rooms: 4

Property Type: House (Res)

Land Size: 325 sqm approx



6/51 Herbert St BORONIA 3155 (REI)

Agent Comments

 2  1  1

Price: \$530,000

Method: Private Sale

Date: 20/09/2017

Rooms: 4

Property Type: Unit