

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

1/18 Parker Avenue 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

\$650,000

&

\$715,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$540,000

Property type

Unit

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

2/9 Aubrey Grove Boronia VIC 3155	\$696,500	10-Sep-19
3/135 Dorset Road Boronia VIC 3155	\$661,001	12-Oct-19
3/27 Moroney Street Boronia VIC 3155	\$660,000	21-Sep-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: 20 November 2019


2/9 Aubrey Grove Boronia VIC 3155

Sold Price

^{RS}
\$696,500

Sold Date

10-Sep-19


3



2



2

Distance

0.68km

3/135 Dorset Road Boronia VIC 3155

Sold Price

^{RS}
\$661,001

Sold Date

12-Oct-19


3



2



2

Distance

0.69km

3/27 Moroney Street Boronia VIC 3155

Sold Price

^{RS}
\$660,000

Sold Date

21-Sep-19


3



2



2

Distance

0.9km
RS = Recent sale

UN = Undisclosed Sale

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