

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



10 HANSEN ROAD, BORONIA, VIC 3155







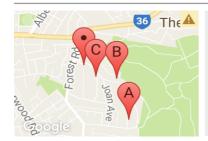
Indicative Selling Price

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

Price Range:

\$800,000 to \$880,000

MEDIAN SALE PRICE



BORONIA, VIC, 3155

Suburb Median Sale Price (House)

\$651,075

01 April 2016 to 31 March 2017

Provided by: **pricefinder**

COMPARABLE PROPERTIES

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.



10 MONT ALBERT RD, FERNTREE GULLY, VIC







Sale Price

\$816,500

Sale Date: 02/02/2017

Distance from Property: 978m





29 HARNETT ST, BORONIA, VIC 3155







Sale Price

*\$842,000

Sale Date: 09/05/2017

Distance from Property: 475m





31 ANDERSON ST, FERNTREE GULLY, VIC 3156 🕮 4 🕒 2







Sale Price

\$833.000

Sale Date: 04/12/2016

Distance from Property: 229m



Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	10 HANSEN ROAD, BORONIA, VIC 3155
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Indicative selling price

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

Price Range: \$800,000 to \$880,000

Median sale price

Median price	\$651,075	House X	Unit	Suburb	BORONIA
Period	01 April 2016 to 31 March 2017		Source	p	ricefinder

Comparable property sales

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
10 MONT ALBERT RD, FERNTREE GULLY, VIC 3156	\$816,500	02/02/2017
29 HARNETT ST, BORONIA, VIC 3155	*\$842,000	09/05/2017
31 ANDERSON ST, FERNTREE GULLY, VIC 3156	\$833,000	04/12/2016

