

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



10 HANSEN ROAD, BORONIA, VIC 3155

4 2 4

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

4 3 4

Sale Price

\$816,500

Sale Date: 02/02/2017

Distance from Property: 978m



29 HARNETT ST, BORONIA, VIC 3155

5 3 2

Sale Price

***\$842,000**

Sale Date: 09/05/2017

Distance from Property: 475m



31 ANDERSON ST, FERNTREE GULLY, VIC 3156

4 2 2

Sale Price

\$833,000

Sale Date: 04/12/2016

Distance from Property: 229m



This report has been compiled on 30/06/2017 by i-TRAK Real Estate Pty Ltd. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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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

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



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