

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

23 Royalden Close, Boronia Vic 3155

Indicative selling price

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

Range between

\$850,000

&

\$890,000

Median sale price

Median price

\$775,000

House

X

Unit

Suburb

Boronia

Period - From

01/10/2017

to

30/09/2018

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	11 Pinevale Ct BORONIA 3155	\$910,000	15/08/2018
2	9 Rawdon Ct BORONIA 3155	\$880,100	21/05/2018
3	30 Academy Dr THE BASIN 3154	\$870,000	02/06/2018

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.



Rooms:

Property Type: House (Previously Occupied - Detached)

Land Size: 726 sqm approx

Agent Comments

Comparable Properties

11 Pinevale Ct BORONIA 3155 (VG)

Agent Comments



Price: \$910,000

Method: Sale

Date: 15/08/2018

Rooms: -

Property Type: House (Res)

Land Size: 776 sqm approx



9 Rawdon Ct BORONIA 3155 (REI/VG)

Agent Comments



Price: \$880,100

Method: Private Sale

Date: 21/05/2018

Rooms: 5

Property Type: House (Res)

Land Size: 775 sqm approx

30 Academy Dr THE BASIN 3154 (VG)

Agent Comments



Price: \$870,000

Method: Sale

Date: 02/06/2018

Rooms: -

Property Type: House (Res)

Land Size: 800 sqm approx