

# STATEMENT OF INFORMATION

151 ALBERT AVENUE, BORONIA, VIC 3155

PREPARED BY I-TRAK REAL ESTATE PTY LTD

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



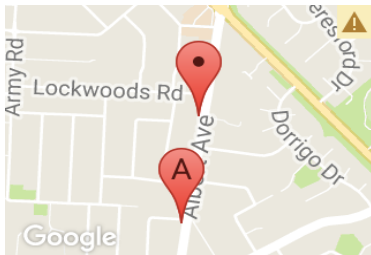
**151 ALBERT AVENUE, BORONIA, VIC 3155**  4  2  2

### Indicative Selling Price

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)

Price Range: **\$680,000 to \$720,000**

## MEDIAN SALE PRICE



### BORONIA, VIC, 3155

Suburb Median Sale Price (House)

**\$730,000**

01 April 2017 to 31 March 2018

Provided by: 

## COMPARABLE PROPERTIES

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.



**111 ALBERT AVE, BORONIA, VIC 3155**

 4  1  2

### Sale Price

**\*\$680,000**

Sale Date: 26/03/2018

Distance from Property: 390m



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<br>Including suburb and<br>postcode | 151 ALBERT AVENUE, BORONIA, VIC 3155 |
|---------------------------------------------|--------------------------------------|

Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

|              |                        |
|--------------|------------------------|
| Price Range: | \$680,000 to \$720,000 |
|--------------|------------------------|

Median sale price

|              |                                |       |                                     |                                                                                      |                          |        |         |
|--------------|--------------------------------|-------|-------------------------------------|--------------------------------------------------------------------------------------|--------------------------|--------|---------|
| Median price | \$730,000                      | House | <input checked="" type="checkbox"/> | Unit                                                                                 | <input type="checkbox"/> | Suburb | BORONIA |
| Period       | 01 April 2017 to 31 March 2018 |       | Source                              |  |                          |        |         |

Comparable property sales

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.

| Address of comparable property    | Price      | Date of sale |
|-----------------------------------|------------|--------------|
| 111 ALBERT AVE, BORONIA, VIC 3155 | *\$680,000 | 26/03/2018   |