

STATEMENT OF INFORMATION

11 ROTHAN AVENUE, BORONIA, VIC 3155

PREPARED BY I-TRAK REAL ESTATE PTY LTD

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



11 ROTHAN AVENUE, BORONIA, VIC 3155  4  2  3

Indicative Selling Price

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

Price Range: **\$670,000 to \$710,000**

MEDIAN SALE PRICE



BORONIA, VIC, 3155

Suburb Median Sale Price (House)

\$700,100

01 January 2017 to 30 June 2017

Provided by: 

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 JENNINGS RD, BAYSWATER NORTH, VIC  4  2  2

Sale Price

\$696,000

Sale Date: 20/06/2017

Distance from Property: 2.1km



36 AVINGTON CRES, BORONIA, VIC 3155  4  2  2

Sale Price

\$745,000

Sale Date: 10/04/2017

Distance from Property: 1.2km



31 WOODMASON RD, BORONIA, VIC 3155  4  3  1

Sale Price

\$682,000

Sale Date: 04/04/2017

Distance from Property: 909m



This report has been compiled on 25/09/2017 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

11 ROTHAN AVENUE, BORONIA, VIC 3155

Indicative selling price

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Price Range:

\$670,000 to \$710,000

Median sale price

Median price

\$700,100

House

X

Unit


Suburb

BORONIA

Period

01 January 2017 to 30 June 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 JENNINGS RD, BAYSWATER NORTH, VIC 3153	\$696,000	20/06/2017
36 AVINGTON CRES, BORONIA, VIC 3155	\$745,000	10/04/2017
31 WOODMASON RD, BORONIA, VIC 3155	\$682,000	04/04/2017