

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

2/78 Gertonia Avenue Boronia VIC 3155

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$660,000

&

\$720,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$615,000

Property type

Unit

Suburb

Boronia

Period-from

01 Sep 2020

to

31 Aug 2021

Source

Corelogic

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 6 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

2/354 Dorset Road Boronia VIC 3155	\$680,000	26-May-21
2/65 Stewart Street Boronia VIC 3155	\$700,250	29-May-21
2/80 Stewart Street Boronia VIC 3155	\$660,000	01-Apr-21

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 6 months.~~

This Statement of Information was prepared on: 29 September 2021

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2/354 Dorset Road Boronia VIC 3155

3 2 1

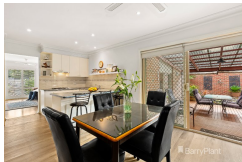
Sold Price

\$680,000

Sold Date

26-May-21

Distance

2.96km

2/65 Stewart Street Boronia VIC 3155

3 2 2

Sold Price

\$700,250

Sold Date

29-May-21

Distance

3.47km

2/80 Stewart Street Boronia VIC 3155

3 2 2

Sold Price

\$660,000

Sold Date

01-Apr-21

Distance

3.47km

RS = Recent sale

UN = Undisclosed Sale

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