

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

8/37 Central Avenue, Boronia Vic 3155

Indicative selling price

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

Range between

\$600,000

&

\$660,000

Median sale price

Median price

\$660,000

Property Type

Townhouse

Suburb

Boronia

Period - From

18/07/2022

to

17/07/2023

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	2/10 Rosella Av BORONIA 3155	\$660,000	11/03/2023
2	6/7 Cypress Av BORONIA 3155	\$651,000	08/04/2023
3	2/39 Devenish Rd BORONIA 3155	\$610,000	15/04/2023

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.~~

This Statement of Information was prepared on:

18/07/2023 12:49



Property Type:
Agent Comments

Indicative Selling Price
\$600,000 - \$660,000
Median Townhouse Price
18/07/2022 - 17/07/2023: \$660,000

Comparable Properties

2/10 Rosella Av BORONIA 3155 (VG)

Agent Comments



Price: \$660,000
Method: Sale
Date: 11/03/2023
Property Type: Flat/Unit/Apartment (Res)



6/7 Cypress Av BORONIA 3155 (REI/VG)

Agent Comments



Price: \$651,000
Method: Private Sale
Date: 08/04/2023
Property Type: Townhouse (Single)
Land Size: 106 sqm approx

2/39 Devenish Rd BORONIA 3155 (VG)

Agent Comments



Price: \$610,000
Method: Sale
Date: 15/04/2023
Property Type: Flat/Unit/Apartment (Res)

Account - Barry Plant | P: 03 9803 0400