

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 1/35 Devenish Road, Boronia, VIC 3155

Indicative selling price

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

Price Range

\$680,000

&

\$740,000

Median sale price

Median price

\$775,000

Property Type

Unit

Suburb

Boronia (3155)

Period - From

25/06/2021

to

29/07/2021

Source

REA

Comparable property sales

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
1/28 SINCLAIR ROAD, BAYSWATER VIC 3153	\$751,000	10/07/2021
1/24 SINCLAIR ROAD, BAYSWATER VIC 3153	\$651,000	08/05/2021
2/151 SCORESBY ROAD, BORONIA VIC 3155	\$720,000	28/04/2021

This Statement of Information was prepared on: 27/09/2021