

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 Grevillea Avenue, Boronia Vic 3155

Indicative selling price

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

Range between \$790,000

&

\$860,000

Median sale price

Median price \$720,000

Property Type House

Suburb Boronia

Period - From 01/01/2020

to 31/12/2020

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	63 Currawa Dr BORONIA 3155	\$871,000	06/03/2021
2	275 Boronia Rd BORONIA 3155	\$845,000	28/01/2021
3	11 Crotty Rd BORONIA 3155	\$810,000	30/11/2020

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:

15/04/2021 14:32



Property Type: House

Agent Comments

Indicative Selling Price

\$790,000 - \$860,000

Median House Price

Year ending December 2020: \$720,000

Comparable Properties



63 Currawa Dr BORONIA 3155 (REI)

Agent Comments



Price: \$871,000

Method: Auction Sale

Date: 06/03/2021

Property Type: House (Res)

Land Size: 765 sqm approx

275 Boronia Rd BORONIA 3155 (VG)

Agent Comments



Price: \$845,000

Method: Sale

Date: 28/01/2021

Property Type: House (Res)

Land Size: 1010 sqm approx



11 Crotty Rd BORONIA 3155 (VG)

Agent Comments



Price: \$810,000

Method: Sale

Date: 30/11/2020

Property Type: House (Res)

Land Size: 722 sqm approx