



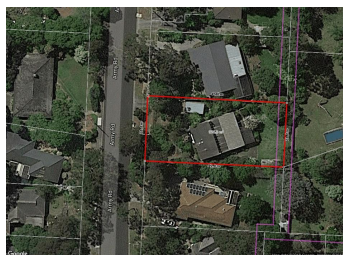
# STATEMENT OF INFORMATION

49 ARMY ROAD, BORONIA, VIC 3155

PREPARED BY NICOLE ROWE, IAN REID VENDOR ADVOCATES

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**49 ARMY ROAD, BORONIA, VIC 3155**

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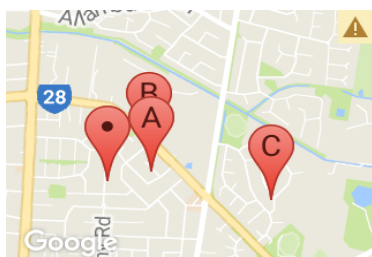
**Indicative Selling Price**

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)

**Price Range: \$750,000 to \$825,000**

Provided by: Nicole Rowe, Ian Reid Vendor Advocates

## MEDIAN SALE PRICE



**BORONIA, VIC, 3155**

**Suburb Median Sale Price (House)**

**\$750,000**

01 October 2017 to 31 March 2018

Provided by: pricefinder

## 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.



**7 BISCAV CRT, BORONIA, VIC 3155**

4 2 2

**Sale Price**

**\*\$820,000**

Sale Date: 24/03/2018

Distance from Property: 298m



**1 BALDWIN AVE, BORONIA, VIC 3155**

4 3 4

**Sale Price**

**\*\$778,000**

Sale Date: 09/03/2018

Distance from Property: 360m



**13 TOLHURST AVE, BORONIA, VIC 3155**

4 3 1

**Sale Price**

**\$750,000**

Sale Date: 11/12/2017

Distance from Property: 1.1km



This report has been compiled on 03/04/2018 by Ian Reid Vendor Advocates. Property Data Solutions Pty Ltd 2018 - [www.pricefinder.com.au](http://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

49 ARMY ROAD, BORONIA, VIC 3155

Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range:

\$750,000 to \$825,000

Median sale price

Median price

\$750,000

House

X

Unit


Suburb

BORONIA

Period

01 October 2017 to 31 March 2018

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
7 BISCAY CRT, BORONIA, VIC 3155	*\$820,000	24/03/2018
1 BALDWIN AVE, BORONIA, VIC 3155	*\$778,000	09/03/2018
13 TOLHURST AVE, BORONIA, VIC 3155	\$750,000	11/12/2017