

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 45 Rathmullen Road, Boronia, VIC 3155

Indicative selling price

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

Price Range

\$880,000

&

\$930,000

Median sale price

Median price

\$796,000

Property Type

House

Suburb

Boronia (3155)

Period - From

10/10/2020

to

30/09/2021

Source

Pricefinder

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
5 SELKIRK AVENUE, WANTIRNA VIC 3152	\$934,000	21/10/2021
208 SCORESBY ROAD, BORONIA VIC 3155	\$1,050,000	10/02/2021
106 DAFFODIL ROAD, BORONIA VIC 3155	\$935,000	10/12/2021

This Statement of Information was prepared on: 29/10/2021