

# 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

281 Forest 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)

Range between \$660,000

&

\$725,000

### Median sale price

Median price \$680,000

Property Type House

Suburb Boronia

Period - From 17/02/2019

to 16/02/2020

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	302 Forest Rd THE BASIN 3154	\$695,000	17/10/2019
2	8 Paisley Av BORONIA 3155	\$670,000	21/12/2019
3	113 Albert Av BORONIA 3155	\$665,000	23/01/2020

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:

17/02/2020 16:36



 3  2  2

**Property Type:** House (Res)

**Land Size:** 817 sqm approx

Agent Comments

**Indicative Selling Price**

\$660,000 - \$725,000

**Median House Price**

17/02/2019 - 16/02/2020: \$680,000

## Comparable Properties

302 Forest Rd THE BASIN 3154 (REI/VG)

Agent Comments

 3  1  2

**Price:** \$695,000

**Method:** Sold Before Auction

**Date:** 17/10/2019

**Property Type:** House (Res)

**Land Size:** 1114 sqm approx

8 Paisley Av BORONIA 3155 (REI)

Agent Comments

 3  1  1

**Price:** \$670,000

**Method:** Auction Sale

**Date:** 21/12/2019

**Property Type:** House (Res)

**Land Size:** 713 sqm approx



113 Albert Av BORONIA 3155 (REI)

Agent Comments

 3  1  3

**Price:** \$665,000

**Method:** Private Sale

**Date:** 23/01/2020

**Rooms:** 4

**Property Type:** House