Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 281 Forest Road, Boronia Vic 3155

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	/underquot	ing		
Range betweer	\$660,000		&		\$725,000)		
Median sale pr	rice							
Median price	\$680,000	Pro	operty Type	Hous	se		Suburb	Boronia
Period - From	17/02/2019	to	16/02/2020		So	urce	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.

Add	dress 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.

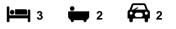
This Statement of Information was prepared on:

17/02/2020 16:36









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

Agent Comments				
Agent Comments				



Price: \$665,000 Method: Private Sale Date: 23/01/2020 Rooms: 4 Property Type: House

Account - Barry Plant | P: 03 9803 0400 | F: 03 9803 0814



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.