

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

5/22 Gertonia Avenue, Boronia Vic 3155

Indicative selling price

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

Range between \$690,000

&

\$740,000

Median sale price

Median price \$570,000

Property Type Unit

Suburb Boronia

Period - From 01/10/2018

to 30/09/2019

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	2/188 Boronia Rd BORONIA 3155	\$708,000	03/06/2019
2			
3			

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:

03/12/2019 15:24



Property Type:

Agent Comments

Indicative Selling Price

\$690,000 - \$740,000

Median Unit Price

Year ending September 2019: \$570,000

Comparable Properties



2/188 Boronia Rd BORONIA 3155 (VG)

Agent Comments



Price: \$708,000

Method: Sale

Date: 03/06/2019

Property Type: Strata Unit/Flat

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.