

STATEMENT OF INFORMATION

3/162 ALBERT AVENUE, BORONIA, VIC 3155

PREPARED BY I-TRAK REAL ESTATE PTY LTD

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



3/162 ALBERT AVENUE, BORONIA, VIC

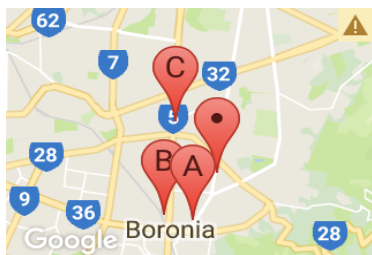
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Indicative Selling Price

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

Price Range: **\$460,000 to \$490,000**

MEDIAN SALE PRICE



BORONIA, VIC, 3155

Suburb Median Sale Price (Unit)

\$575,000

01 April 2017 to 31 March 2018

Provided by:

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.



5/25 ALBERT AVE, BORONIA, VIC 3155

2 1 1

Sale Price

\$510,000

Sale Date: 24/03/2018

Distance from Property: 1.5km



1/6 WILLIAM ST, BORONIA, VIC 3155

2 1 1

Sale Price

\$450,000

Sale Date: 10/01/2018

Distance from Property: 1.8km



2/482 DORSET RD, BORONIA, VIC 3155

2 1 1

Sale Price

\$445,000

Sale Date: 16/12/2017

Distance from Property: 1.8km



This report has been compiled on 24/06/2018 by i-TRAK Real Estate Pty Ltd. Property Data Solutions Pty Ltd 2018 - 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

3/162 ALBERT AVENUE, BORONIA, VIC 3155

Indicative selling price

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

Price Range:

\$460,000 to \$490,000

Median sale price

Median price

\$575,000

House

Unit

X

Suburb

BORONIA

Period

01 April 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
5/25 ALBERT AVE, BORONIA, VIC 3155	\$510,000	24/03/2018
1/6 WILLIAM ST, BORONIA, VIC 3155	\$450,000	10/01/2018
2/482 DORSET RD, BORONIA, VIC 3155	\$445,000	16/12/2017