

## 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

9 Boronia 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$590,000

&

\$640,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$655,000

Property type

House

Suburb

Boronia

Period-from

01 Oct 2018

to

30 Sep 2019

Source

Corelogic

### 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 6 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 Paisley Avenue Boronia VIC 3155	\$610,000	10-Jun-19
4 Paisley Avenue Boronia VIC 3155	\$600,000	10-Apr-19
27 Marland Road Boronia VIC 3155	\$635,000	30-May-19

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 6 months.~~

This Statement of Information was prepared on: 02 October 2019



**1 Paisley Avenue Boronia VIC 3155** Sold Price **\$610,000** Sold Date **10-Jun-19**

3
 2
 2
Distance **0.66km**



**4 Paisley Avenue Boronia VIC 3155** Sold Price **\$600,000** Sold Date **10-Apr-19**

3
 1
 2
Distance **0.66km**



**27 Marland Road Boronia VIC 3155** Sold Price **\$635,000** Sold Date **30-May-19**

2
 1
 2
Distance **0.9km**

RS = Recent sale      UN = Undisclosed Sale

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