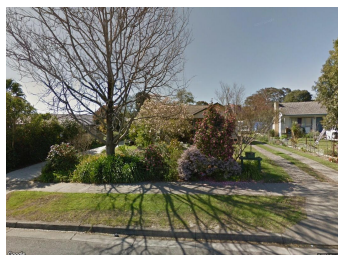


STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



1/177 SCORESBY ROAD, BORONIA, VIC

 3  1  2

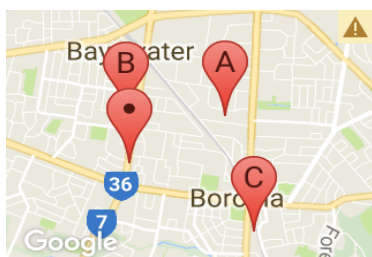
Indicative Selling Price

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

Price Range: 550,000 to 600,000

Provided by: Laurel Atkinson, i-TRAK Real Estate Pty Ltd

MEDIAN SALE PRICE



BORONIA, VIC, 3155

Suburb Median Sale Price (Unit)

\$580,000

01 July 2017 to 31 December 2017

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.



1/6 FREEDMAN AVE, BORONIA, VIC 3155

 3  1  2

Sale Price

***\$593,000**

Sale Date: 10/02/2018

Distance from Property: 1.4km



1/6 WARRIEN CRT, BAYSWATER, VIC 3153

 3  1  1

Sale Price

***\$580,000**

Sale Date: 25/11/2017

Distance from Property: 665m



2/4 DOUGLAS ST, BORONIA, VIC 3155

 3  2  2

Sale Price

\$590,100

Sale Date: 18/12/2017

Distance from Property: 1.9km



This report has been compiled on 01/03/2018 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

Property offered for

Address
Including suburb and

1/177 SCORESBY ROAD, BORONIA, VIC 3155

Indicative selling price

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

Price Range:

550,000 to 600,000

Median sale price

Median price

\$580,000

House

Unit

X

Suburb

BORONIA

Period

01 July 2017 to 31 December 2017

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	Price	Date of sale
1/6 FREEDMAN AVE, BORONIA, VIC 3155	*\$593,000	10/02/2018
1/6 WARRIEN CRT, BAYSWATER, VIC 3153	*\$580,000	25/11/2017
2/4 DOUGLAS ST, BORONIA, VIC 3155	\$590,100	18/12/2017