

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

14 Helene Court, Boronia Vic 3155

Indicative selling price

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

Range between \$760,000

&

\$820,000

Median sale price

Median price \$906,000

Property Type House

Suburb Boronia

Period - From 01/04/2022

to 30/06/2022

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	60 Helen Rd FERNTREE GULLY 3156	\$818,000	16/06/2022
2	53 Albert Av BORONIA 3155	\$816,000	30/07/2022
3	35 Station St FERNTREE GULLY 3156	\$779,000	28/04/2022

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:

08/09/2022 11:23



 3  1  2

Rooms: 4
Property Type: House
Land Size: 724 sqm approx
[Agent Comments](#)

Indicative Selling Price
\$760,000 - \$820,000
Median House Price
June quarter 2022: \$906,000

Comparable Properties



60 Helen Rd FERNTREE GULLY 3156 (REI/VG) [Agent Comments](#)

 4  2  2

Price: \$818,000
Method: Private Sale
Date: 16/06/2022
Property Type: House
Land Size: 732 sqm approx



53 Albert Av BORONIA 3155 (REI)

[Agent Comments](#)

 4  2  2

Price: \$816,000
Method: Auction Sale
Date: 30/07/2022
Property Type: House (Res)
Land Size: 867 sqm approx



35 Station St FERNTREE GULLY 3156 (REI/VG) [Agent Comments](#)

 2  1  -

Price: \$779,000
Method: Private Sale
Date: 28/04/2022
Property Type: House
Land Size: 1001 sqm approx