

# 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

1/41 Pine Crescent, Boronia Vic 3155

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$479,000

### Median sale price

Median price \$557,000

Property Type Unit

Suburb Boronia

Period - From 01/07/2019

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	4/12 Park Cr BORONIA 3155	\$473,000	18/06/2019
2	5/44 Central Av BORONIA 3155	\$470,000	10/07/2019
3	1/5 Tunstall Av BORONIA 3155	\$470,000	20/09/2019

**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:

04/12/2019 09:35

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**Indicative Selling Price**  
\$479,000

**Median Unit Price**  
September quarter 2019: \$557,000



**Property Type:** Strata Unit/Flat  
**Agent Comments**

## Comparable Properties

4/12 Park Cr BORONIA 3155 (VG)

**Agent Comments**



**Price:** \$473,000  
**Method:** Sale  
**Date:** 18/06/2019  
**Property Type:** Flat/Unit/Apartment (Res)



5/44 Central Av BORONIA 3155 (REI/VG)

**Agent Comments**



**Price:** \$470,000  
**Method:** Private Sale  
**Date:** 10/07/2019  
**Rooms:** 3  
**Property Type:** Unit  
**Land Size:** 137 sqm approx



1/5 Tunstall Av BORONIA 3155 (REI)

**Agent Comments**



**Price:** \$470,000  
**Method:** Private Sale  
**Date:** 20/09/2019  
**Rooms:** 3  
**Property Type:** Unit  
**Land Size:** 400 sqm approx