



## Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale  
**1-3/246 Boronia Road,  
BORONIA 3155**

House



4 beds



3 baths



1 parking

### Indicative selling price

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

**Range \$670,000 - \$737,000**

### Median sale price

Median **House** for **BORONIA** for period **Oct 2018 - Oct 2019**

Sourced from [Realestate.com.au](http://Realestate.com.au).

**\$653,250**

### Comparable property sales

These are the three properties sold within two kilo metres of the property for sale in the last six months that the estate agent or agent's representative considers to be the most comparable to the property for sale.

<b>2/81 Allanfield Crescent,</b> Boronia 3155	Price <b>\$725,000</b> Sold 11 May 2019
<b>2/188 Boronia Road,</b> Boronia 3155	Price <b>\$708,000</b> Sold 03 June 2019
<b>2/7 Zeising Court,</b> Boronia 3155	Price <b>\$685,000</b> Sold 04 April 2019

This Statement of Information was prepared on 3rd Oct 2019

### Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from [Realestate.com.au](http://Realestate.com.au).

### Ray White Ferntree Gully

5/1849 Ferntree Gully Road,  
Ferntree Gully VIC 3156

### Contact agents



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