

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 6/22 Gertonia Avenue, Boronia Vic 3155

Indicative selling price

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

Range between \$670,000 & \$735,000

Median sale price

Median price \$550,000 Property Type Unit Suburb Boronia

Period - From 01/07/2018 to 30/06/2019 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	2/81 Allanfield Cr BORONIA 3155	\$725,000	11/05/2019
2	2/188 Boronia Rd BORONIA 3155	\$708,000	03/06/2019
3			

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: 14/10/2019 18:13



Property Type:
Agent Comments

Indicative Selling Price
\$670,000 - \$735,000
Median Unit Price
Year ending June 2019: \$550,000

Comparable Properties

2/81 Allanfield Cr BORONIA 3155 (VG)

Agent Comments



Price: \$725,000
Method: Sale
Date: 11/05/2019
Property Type: Flat/Unit/Apartment (Res)



2/188 Boronia Rd BORONIA 3155 (VG)

Agent Comments



Price: \$708,000
Method: Sale
Date: 03/06/2019
Property Type: Strata Unit/Flat

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.