

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

24 Buchanan Street, Boronia Vic 3155

Indicative selling price

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

Range between \$575,000

&

\$615,000

Median sale price

Median price \$578,500

House

Unit

X

Suburb Boronia

Period - From 01/07/2017

to

30/06/2018

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	22 Buchanan St BORONIA 3155	\$639,000	09/05/2018
2	8/80 Wattletree Rd BORONIA 3155	\$590,000	30/06/2018
3	3/26 Veronica St FERNTREE GULLY 3156	\$570,000	20/08/2018

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.



Rooms:
Property Type:
Agent Comments

Indicative Selling Price
\$575,000 - \$615,000
Median Unit Price
Year ending June 2018: \$578,500

Comparable Properties



22 Buchanan St BORONIA 3155 (VG)

Agent Comments



Price: \$639,000
Method: Sale
Date: 09/05/2018
Rooms: -
Property Type: Flat/Unit/Apartment (Res)



8/80 Wattletree Rd BORONIA 3155 (REI/VG)

Agent Comments



Price: \$590,000
Method: Private Sale
Date: 30/06/2018
Rooms: 4
Property Type: House (Res)
Land Size: 209 sqm approx



3/26 Veronica St FERNTREE GULLY 3156 (REI) **Agent Comments**



Price: \$570,000
Method: Private Sale
Date: 20/08/2018
Rooms: 3
Property Type: Unit
Land Size: 263 sqm approx