

## 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

2/22 Aubrey Grove Boronia VIC 3155

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$490,000

&

\$530,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$540,000

Property type

Unit

Suburb

Boronia

Period-from

01 Nov 2018

to

31 Oct 2019

Source

Corelogic

### 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 6 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

1/7 Akron Street Ferntree Gully VIC 3156	\$510,000	30-Jun-19
1/17 Pine Crescent Boronia VIC 3155	\$495,000	25-May-19
6/1 Tulip Crescent Boronia VIC 3155	\$525,000	01-Jul-19

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 6 months.~~

This Statement of Information was prepared on: 07 November 2019



**1/7 Akron Street Ferntree Gully VIC 3156** Sold Price **\$510,000** Sold Date **30-Jun-19**

 3  1  1

Distance **0.56km**



**1/17 Pine Crescent Boronia VIC 3155** Sold Price **\$495,000** Sold Date **25-May-19**

 2  1  2

Distance **0.78km**



**6/1 Tulip Crescent Boronia VIC 3155** Sold Price **\$525,000** Sold Date **01-Jul-19**

 2  2  1

Distance **1.03km**

RS = Recent sale      UN = Undisclosed Sale

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