



## Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale  
**11 Lyell Road,  
BORONIA 3155**

House



5 beds



3 baths



4 parking

### Indicative selling price

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

**Range \$785,000 - \$800,000**

### Median sale price

Median **House** for **BORONIA** for period **Jan 2019 - Sep 2019**

Sourced from **pricefinder**.

**\$632,500**

### Comparable property sales

**37 Rathmullen Road,**  
Boronia 3155

Price **\$783,000** Sold 22 July  
2019

**186 Albert Avenue,**  
Boronia 3155

Price **\$760,000** Sold 02  
September 2019

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 14th 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 pricefinder.

### Ray White Bayswater

First Floor, 41-51 Scoresby Road,  
Bayswater VIC 3153

### Contact agents



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