

Statement of Information Single residential property located in the Melbourne metropolitan area



Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode 4/186 Boronia Road, Boronia

Indicative selling price

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

Single price \$* or range between \$570,000 & \$630,000

Median sale price

Median price \$637,333 Property type Townhouse Suburb Boronia

Period - From Dec 2021 to Feb 2022 Source R P Data – Core Logic

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 3/186 Boronia Road, Boronia | \$550,000 | 9/11/2021 |
| 2 1/325 Dorset Road, Boronia | \$660,000 | 13/10/2021 |
| 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: 2nd March 2022