



Statement of Information

Sections 47AF of the Estate Agents Act 1980

1-45/31-39 Erica Avenue, BORONIA 3155



Indicative selling price

1 Bedroom, 1 Bathroom	Range \$340,000 - \$370,000
2 Bedroom, 1 Bathroom	Range \$430,000 - \$470,000
2 Bedroom, 2 Bathroom	Range \$450,000 - \$490,000
3 Bedroom, 2 Bathroom	Range \$495,000 - \$544,500

Suburb unit median sale price

Median **House** for **BORONIA** for period **Apr 2017 - Jun 2017**
Sourced from **Pricefinder**.

\$655,000

Comparable property sales

These are the three units 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 the most comparable to the property for sale.

1 Bedroom, 1 Bathroom

106/1 Oak Avenue,
BORONIA 3155

Price **\$335,000** Sold 27 July
2017

8/4 Floriston Road,
BORONIA 3155

Price **\$350,000** Sold 26 July
2017

2.08/3 Chandler Road,
BORONIA 3155

Price **\$319,000** Sold 14
March 2017

2 Bedroom, 1 Bathroom

105/1 Oak Avenue,
BORONIA 3155

Price **\$410,000** Sold 18 April
2017

Contact agents



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by Road,

RayWhite

12/2 Woodvale Road,
BORONIA 3155

Price **\$385,000** Sold 29
March 2017

6/4 Floriston Road ,
BORONIA 3155

Price **\$387,000** Sold 24
March 2017

2 Bedroom, 2 Bathroom

115/9 Mountain Gate Drive ,
FERNTREE GULLY 3156

Price **\$440,000** Sold 12 July
2017

209/9 Mountain Gate Drive ,
FERNTREE GULLY 3156

Price **\$410,000** Sold 26 June
2017

103/9 Mountain Gate Drive ,
FERNTREE GULLY 3156

Price **\$430,000** Sold 01 May
2017

3 Bedroom, 2 Bathroom

2G James Street ,
BAYSWATER 3153

Price **\$550,000** Sold 09
March 2017

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

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 Pricerfinder.

