

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



1/5 DAMAR AVENUE, BORONIA, VIC 3155

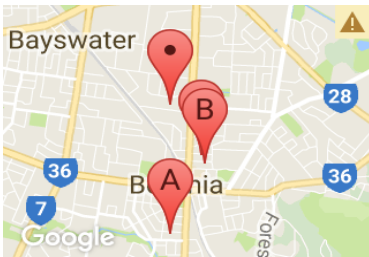
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Indicative Selling Price

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

Price Range: **\$700,000 to \$770,000**

MEDIAN SALE PRICE



BORONIA, VIC, 3155

Suburb Median Sale Price (Unit)

\$530,000

01 October 2016 to 30 September 2017

Provided by: pricefinder

COMPARABLE PROPERTIES

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.



54 TULIP CRES, BORONIA, VIC 3155

4 3 2

Sale Price

\$760,000

Sale Date: 06/07/2017

Distance from Property: 1.9km



16 ROSELLA AVE, BORONIA, VIC 3155

4 3 2

Sale Price

***\$700,000**

Sale Date: 13/07/2017

Distance from Property: 964m



1/10 OAK AVE, BORONIA, VIC 3155

3 2 2

Sale Price

\$755,000

Sale Date: 25/06/2017

Distance from Property: 830m



This report has been compiled on 01/12/2017 by i-TRAK Real Estate Pty Ltd. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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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

1/5 DAMAR AVENUE, BORONIA, VIC 3155

Indicative selling price

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

Price Range: \$700,000 to \$770,000

Median sale price

Median price \$530,000

House

Unit

X

Suburb

BORONIA

Period

01 October 2016 to 30 September 2017

Source

pricfinder

Comparable property sales

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
54 TULIP CRES, BORONIA, VIC 3155	\$760,000	06/07/2017
16 ROSELLA AVE, BORONIA, VIC 3155	*\$700,000	13/07/2017
1/10 OAK AVE, BORONIA, VIC 3155	\$755,000	25/06/2017