

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

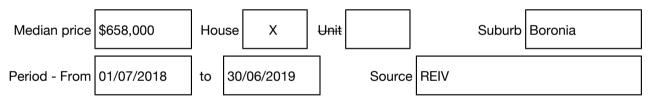
21 Buchanan Street, Boronia Vic 3155

Indicative selling price

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

Single price \$709,000

Median sale price



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	15 Ronald Cr BORONIA 3155	\$725,000	01/04/2019
2	17 Lane Rd FERNTREE GULLY 3156	\$715,000	08/05/2019
3	303a Dorset Rd BORONIA 3155	\$695,000	30/05/2019

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.

Account - Philip Webb

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.







Rooms: Property Type: House (Res) Agent Comments Indicative Selling Price \$709,000 Median House Price Year ending June 2019: \$658,000

Comparable Properties

	15 Ronald Cr BORONIA 3155 (REI/VG)	Agent Comments	
	Price: \$725,000 Method: Private Sale Date: 01/04/2019 Rooms: 6 Property Type: House (Res) Land Size: 723 sqm approx		
	17 Lane Rd FERNTREE GULLY 3156 (REI/VG) 4 2 2 2 Price: \$715,000 Method: Private Sale	Agent Comments	
Hedrophart .	Date: 08/05/2019 Rooms: - Property Type: House Land Size: 950 sqm approx		
total tree	303a Dorset Rd BORONIA 3155 (REI) 3 3 3 3 3 3 4 3 4 4 4 4 4 4 4 4 4 4 4 4 4	Agent Comments	
	Price: \$695,000 Method: Private Sale Date: 30/05/2019 Rooms: 4 Property Type: House (Res) Land Size: 1007 sqm approx		

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