

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

Median price

\$658,000

House

X

Unit

Suburb

Boronia

Period - From

01/07/2018

to

30/06/2019

Source

REIV

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.



 4  3  2

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

 4  2  3

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)

Agent Comments

 4  2  2

Price: \$715,000
Method: Private Sale
Date: 08/05/2019
Rooms: -
Property Type: House
Land Size: 950 sqm approx



303a Dorset Rd BORONIA 3155 (REI)

Agent Comments

 3  1  2

Price: \$695,000
Method: Private Sale
Date: 30/05/2019
Rooms: 4
Property Type: House (Res)
Land Size: 1007 sqm approx