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	2/21 RANKIN ROAD BORONIA VIC 3155

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	$780,000	&	$810,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$660,000	Property type	Unit	Suburb	Boronia
Period-from	01 Jun 2021	to	31 May 2022	Source	Corelogic

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 6 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
1/2 BROWNING ROAD BORONIA VIC 3155	$808,000	30-Apr-22
2/14 COMMERCIAL ROAD FERNTREE GULLY VIC 3156	$805,000	02-Mar-22
8/4 CLAUDE STREET BAYSWATER VIC 3153	$801,000	07-Dec-21

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 6 months.~~

This Statement of Information was prepared on: 07 June 2022

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1/2 BROWNING ROAD BORONIA VIC 3155

3 2 2

Sold Price RS $808,000 Sold Date 30-Apr-22

Distance 0.87km



2/14 COMMERCIAL ROAD FERNTREE GULLY VIC 3156

3 1 2

Sold Price $805,000 Sold Date 02-Mar-22

Distance 1.86km



8/4 CLAUDE STREET BAYSWATER VIC 3153

3 2 2

Sold Price $801,000 Sold Date 07-Dec-21

Distance 1.87km

RS = Recent sale **UN** = Undisclosed Sale

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