Janelle Gu Brett Smith
Brett 0430 168 788
Janelle 0432 800 031
brettsmith@barryplant.com.au

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	1/78 Gertonia Avenue, Boronia Vic 3155

Indicative selling price

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

Range between	$600,000	&	$660,000

Median sale price

Median price	$620,000	~~House~~		Unit	X	Suburb	Boronia
Period - From	01/10/2017	to	31/12/2017	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	2/54 Gertonia Av BORONIA 3155	$702,500	02/11/2017
2	4/70 Gertonia Av BORONIA 3155	$672,500	09/11/2017
3	1/234 Boronia Rd BORONIA 3155	$638,000	11/10/2017

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.~~

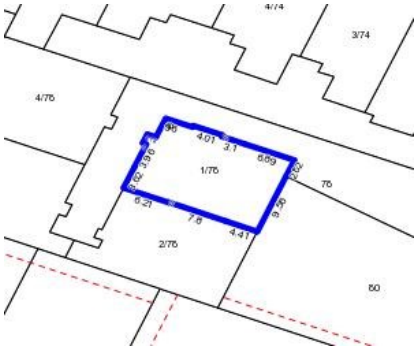
The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market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

1/78 Gertonia Avenue, Boronia Vic 3155

BarryPlant

Janelle Gu Brett Smith
Brett 0430 168 788
Janelle 0432 800 031
brettsmith@barryplant.com.au

Indicative Selling Price
$600,000 - $660,000
Median Unit Price
December quarter 2017: $620,000



- -

Rooms:
Property Type:
Agent Comments

Comparable Properties

2/54 Gertonia Av BORONIA 3155 (REI)

3 2 2

Agent Comments

Price: $702,500
Method: Private Sale
Date: 02/11/2017
Rooms: 4
Property Type: Unit



4/70 Gertonia Av BORONIA 3155 (REI)

3 2 2

Agent Comments

Price: $672,500
Method: Private Sale
Date: 09/11/2017
Rooms: 4
Property Type: House
Land Size: 286 sqm approx



1/234 Boronia Rd BORONIA 3155 (REI)

2 1 2

Agent Comments

Price: $638,000
Method: Private Sale
Date: 11/10/2017
Rooms: 4
Property Type: Unit
Land Size: 394 sqm approx

REIV propertydata.com.au

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.