BarryPlant

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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	1/10 Pine Crescent 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	$530,000	&	$580,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$545,000	~~*House~~		*Unit	X	Suburb	Boronia
Period-from	01 Jul 2018	to	30 Jun 2019			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
1/1 Bailey Street Boronia VIC 3155	$563,000	19-Jun-19
1/1 Wills Street Boronia VIC 3155	$550,000	07-May-19
1/56 Farnham Road Bayswater VIC 3153	$530,000	19-Jul-19

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.~~

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1/1 Bailey Street Boronia VIC 3155

3 1 2

Sold Price RS **$563,000** Sold Date **19-Jun-19**

Distance **0.52km**



1/1 Wills Street Boronia VIC 3155

3 1 1

Sold Price **$550,000** Sold Date **07-May-19**

Distance **1.41km**



1/56 Farnham Road Bayswater VIC 3153

3 1 2

Sold Price RS **$530,000** Sold Date **19-Jul-19**

Distance **1.55km**

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

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