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	6/37 Gertonia Avenue 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	$580,000	&	$620,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$585,000	Property type	Unit	Suburb	Boronia
Period-from	01 Nov 2019	to	31 Oct 2020	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
2/467 Boronia Road Wantirna South VIC 3152	$610,000	23-May-20
29A Johnson Drive Ferntree Gully VIC 3156	$610,000	20-Jun-20
3/17 Western Road Boronia VIC 3155	$620,000	30-Oct-20

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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2/467 Boronia Road Wantirna South VIC 3152

3 2 1

Sold Price **$610,000** Sold Date **23-May-20**

Distance **1.95km**



29A Johnson Drive Ferntree Gully VIC 3156

3 2 1

Sold Price Sold Date **20-Jun-20**

Distance **0.85km**



3/17 Western Road Boronia VIC 3155

3 2 2

Sold Price RS **$620,000** Sold Date **30-Oct-20**

Distance **0.34km**

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

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