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	19 Rose 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	$720,000	&	$790,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$721,000	Property type	House	Suburb	Boronia
Period-from	01 May 2020	to	30 Apr 2021	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
18 Lemal Avenue Boronia VIC 3155	$770,500	30-Jan-21
14 Donald Court Boronia VIC 3155	$775,000	06-Mar-21
25 Stonehaven Avenue Boronia VIC 3155	$780,800	12-Apr-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.~~

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Brett Smith
P 03 9801 4777
M 0430 168 788
E brettsmith@barryplant.com.au



18 Lemal Avenue Boronia VIC 3155 Sold Price **$770,500** Sold Date **30-Jan-21**

3 2 2 Distance **1.48km**



14 Donald Court Boronia VIC 3155 Sold Price **$775,000** Sold Date **06-Mar-21**

3 2 - Distance **0.66km**



25 Stonehaven Avenue Boronia VIC 3155 Sold Price RS **$780,800** Sold Date **12-Apr-21**

3 2 2 Distance **0.78km**

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

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