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	18 Lemal 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	$680,000	&	$748,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$720,000	Property type	House	Suburb	Boronia
Period-from	01 Jan 2020	to	31 Dec 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
74 Allanfield Crescent Boronia VIC 3155	$711,000	03-Sep-20
107 Kanooka Road Boronia VIC 3155	$750,000	23-Jul-20
42 Kleinert Road Boronia VIC 3155	$750,000	28-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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74 Allanfield Crescent Boronia VIC 3155

3 2 2

Sold Price **$711,000** Sold Date **03-Sep-20**

Distance **0.36km**



107 Kanooka Road Boronia VIC 3155

3 2 2

Sold Price **$750,000** Sold Date **23-Jul-20**

Distance **0.22km**



42 Kleinert Road Boronia VIC 3155

3 2 2

Sold Price Sold Date **28-Oct-20**

Distance **0.64km**

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

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