

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

16 Darwin Road, Boronia Vic 3155

Indicative selling price

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

Range between \$700,000 & \$770,000

Median sale price

Median price \$700,000 Property Type House Suburb Boronia

Period - From 12/03/2019 to 11/03/2020 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	19 Rathmullen Rd BORONIA 3155	\$752,000	09/01/2020
2	79 Allanfield Cr BORONIA 3155	\$702,500	08/02/2020
3	1 Marville Ct BORONIA 3155	\$700,000	20/01/2020

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.~~

This Statement of Information was prepared on:

12/03/2020 13:02



 3  2  2

Property Type: House (Previously Occupied - Detached)

Land Size: 721 sqm approx

Agent Comments

Indicative Selling Price

\$700,000 - \$770,000

Median House Price

12/03/2019 - 11/03/2020: \$700,000

Comparable Properties



19 Rathmullen Rd BORONIA 3155 (REI)

Agent Comments

 4  2  4

Price: \$752,000

Method: Private Sale

Date: 09/01/2020

Rooms: 6

Property Type: House

Land Size: 739 sqm approx

79 Allanfield Cr BORONIA 3155 (REI)

Agent Comments

 3  1  1

Price: \$702,500

Method: Auction Sale

Date: 08/02/2020

Property Type: House (Res)

Land Size: 772 sqm approx

1 Marville Ct BORONIA 3155 (VG)

Agent Comments

 4  -  -

Price: \$700,000

Method: Sale

Date: 20/01/2020

Property Type: House (Res)

Land Size: 788 sqm approx