

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

6/271 Boronia Road, Boronia Vic 3155

Indicative selling price

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

Range between \$620,000 & \$680,000

Median sale price

Median price \$640,000 Property Type Unit Suburb Boronia

Period - From 01/01/2023 to 31/03/2023 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.

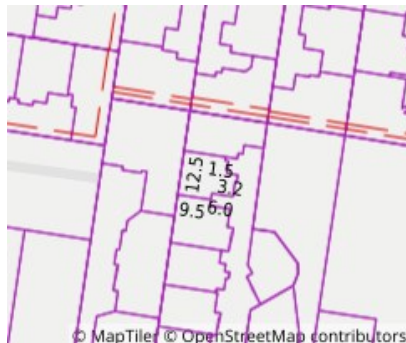
	Address of comparable property	Price	Date of sale
1	12c Browning Rd BORONIA 3155	\$660,000	04/05/2023
2	6/7 Cypress Av BORONIA 3155	\$651,000	08/04/2023
3	5/36 Sinclair Rd BAYSWATER 3153	\$620,000	13/06/2023

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:

12/07/2023 16:51



Property Type: Townhouse
(Single)

Agent Comments

Indicative Selling Price

\$620,000 - \$680,000

Median Unit Price

March quarter 2023: \$640,000

Comparable Properties



12c Browning Rd BORONIA 3155 (REI/VG)

Agent Comments



Price: \$660,000

Method: Private Sale

Date: 04/05/2023

Property Type: Unit

Land Size: 241 sqm approx



6/7 Cypress Av BORONIA 3155 (REI/VG)

Agent Comments



Price: \$651,000

Method: Private Sale

Date: 08/04/2023

Property Type: Townhouse (Single)

Land Size: 106 sqm approx



5/36 Sinclair Rd BAYSWATER 3153 (REI)

Agent Comments



Price: \$620,000

Method: Private Sale

Date: 13/06/2023

Property Type: Unit

Land Size: 185 sqm approx

Account - O'Brien Real Estate Vermont | P: 03 9087 1087