

Statement of Information

Multiple residential properties located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Address
Including suburb and
postcode

8 Genista Avenue, Boronia

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/ underquoting (*Delete single price or range as applicable)

Unit type or class e.g. One bedroom units	Single price		Lower price	&	Higher price
2 Bed, 2 Bath	\$*	Or range between	\$445,500		\$489,500
2 Bed, 2 Bath	\$*	Or range between	\$555,000		\$610,500
3 Bed, 2 Bath	\$*	Or range between	\$620,000		\$680,000

Additional entries may be included or attached as required.

Suburb house median sale price

Median price

\$775,000

Suburb

Boronia

Period - From

4/12/17

To

3/12/18

Source

Property Data

Comparable property sales (*Delete A or B below as applicable)

A* These are the details of the three units that the estate agent or agent's representative considers to be most comparable to the unit for sale. These units must be of the same type or class as the unit for sale, been sold within the last six months, and located within two kilometres of the unit for sale.

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
2 Bed, 2 Bath	3/7 Tulip Crescent, Boronia	\$525,000	1/9/18
	4/2 Orange Grove, Bayswater	\$500,000	22/8/18
	3/4 Park Crescent, Boronia	\$517,500	29/7/18

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
2 Bed, 2 Bath	3/35 Cypress Avenue, Boronia	\$605,000	7/8/18
	3/10 Sundew Avenue, Boronia	\$562,500	23/6/18
	1/10 Conway Court, Boronia	\$590,000	10/9/18

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
3 Bed, 2 Bath	4/48 Scoresby Road, Bayswater	\$650,000	6/6/18
	4/191 Scoresby Road, Boronia	\$660,000	10/8/18
	1/6 Pine Crescent, Boronia	\$654,000	22/5/18

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months.

This Statement of Information was prepared on:

3/12/18