

# 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

105/1 Oak Avenue, Boronia Vic 3155

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$395,000

&

\$434,500

### Median sale price

Median price \$596,500

Property Type Unit

Suburb Boronia

Period - From 01/10/2019

to 30/09/2020

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	1/19 Elizabeth St BAYSWATER 3153	\$445,000	20/08/2020
2	2/8 Orchid Av BORONIA 3155	\$435,000	02/10/2020
3	104/1 Chandler Rd BORONIA 3155	\$390,000	22/08/2020

**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:

30/11/2020 14:22



 2    1    1

**Property Type:** Apartment

Agent Comments

**Indicative Selling Price**

\$395,000 - \$434,500

**Median Unit Price**

Year ending September 2020: \$596,500

## Comparable Properties

1/19 Elizabeth St BAYSWATER 3153 (REI/VG)   Agent Comments

 2    1    1

**Price:** \$445,000

**Method:** Private Sale

**Date:** 20/08/2020

**Property Type:** Apartment

2/8 Orchid Av BORONIA 3155 (VG)   Agent Comments

 2    -    -

**Price:** \$435,000

**Method:** Sale

**Date:** 02/10/2020

**Property Type:** Flat/Unit/Apartment (Res)

104/1 Chandler Rd BORONIA 3155 (VG)   Agent Comments

 1    -    -

**Price:** \$390,000

**Method:** Sale

**Date:** 22/08/2020

**Property Type:** Strata Unit/Flat