

## 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

83 Power Road Boronia VIC 3155

### Indicative selling price

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

Single Price

\$990,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$710,000

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

1 Grevillea Avenue Boronia VIC 3155	\$900,000	30-Dec-20
10 Janville Street Boronia VIC 3155	\$955,000	31-Oct-20
8 Gwyn Crescent Boronia VIC 3155	\$965,000	09-Jan-21

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.~~

This Statement of Information was prepared on: 29 January 2021



**1 Grevillea Avenue Boronia VIC 3155** Sold Price <sup>RS</sup> **\$900,000** Sold Date **30-Dec-20**

 2  1  1

Distance **0.67km**



**10 Janville Street Boronia VIC 3155** Sold Price <sup>RS</sup> **\$955,000** Sold Date **31-Oct-20**

 4  2  2

Distance **1.09km**



**8 Gwyn Crescent Boronia VIC 3155** Sold Price <sup>RS</sup> **\$965,000** Sold Date **09-Jan-21**

 3  2  2

Distance **1.74km**

RS = Recent sale

UN = Undisclosed Sale

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