

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

9/11 Allandale Road, Boronia Vic 3155

Indicative selling price

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

Range between \$480,000

&

\$528,000

Median sale price

Median price \$670,000

Property Type Unit

Suburb Boronia

Period - From 26/10/2021

to

25/10/2022

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	3/41 Pine Cr BORONIA 3155	\$525,000	03/08/2022
2	2/8 Pine Cr BORONIA 3155	\$520,000	25/07/2022
3	2/11 Woodvale Rd BORONIA 3155	\$510,000	17/09/2022

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:

26/10/2022 14:00



2 2 1

Property Type:

Flat/Unit/Apartment (Res)

Agent Comments

Approx. 6 years old Body corp fees approx. \$1500 per year

Indicative Selling Price

\$480,000 - \$528,000

Median Unit Price

26/10/2021 - 25/10/2022: \$670,000

Comparable Properties



3/41 Pine Cr BORONIA 3155 (VG)

2 - -

Agent Comments

Price: \$525,000

Method: Sale

Date: 03/08/2022

Property Type: Flat/Unit/Apartment (Res)



2/8 Pine Cr BORONIA 3155 (VG)

2 - -

Agent Comments

Price: \$520,000

Method: Sale

Date: 25/07/2022

Property Type: Strata Unit/Townhouse - Conjoined

2/11 Woodvale Rd BORONIA 3155 (VG)

2 - -

Agent Comments

Price: \$510,000

Method: Sale

Date: 17/09/2022

Property Type: Flat/Unit/Apartment (Res)