

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

22 Boronia Road, Boronia Vic 3155

Indicative selling price

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

Range between \$750,000 & \$795,000

Median sale price

Median price \$804,500 Property Type House Suburb Boronia

Period - From 21/10/2020 to 20/10/2021 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	20 Pope Av BORONIA 3155	\$791,000	19/06/2021
2	5 Freedman Av BORONIA 3155	\$765,000	17/07/2021
3	6 Thelma Av BORONIA 3155	\$760,000	22/05/2021

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:

21/10/2021 12:47

22 Boronia Road, Boronia Vic 3155



3 1 0

Rooms: 8
Property Type: House
Land Size: 775 sqm approx
Agent Comments

Indicative Selling Price
\$750,000 - \$795,000
Median House Price
21/10/2020 - 20/10/2021: \$804,500

Comparable Properties



20 Pope Av BORONIA 3155 (REI/VG)

Agent Comments

3 1 3

Price: \$791,000
Method: Auction Sale
Date: 19/06/2021
Property Type: House (Res)
Land Size: 985 sqm approx



5 Freedman Av BORONIA 3155 (REI/VG)

Agent Comments

3 1 2

Price: \$765,000
Method: Auction Sale
Date: 17/07/2021
Property Type: House
Land Size: 733 sqm approx



6 Thelma Av BORONIA 3155 (REI/VG)

Agent Comments

3 1 1

Price: \$760,000
Method: Auction Sale
Date: 22/05/2021
Property Type: House (Res)
Land Size: 809 sqm approx

Account - Vogl & Walpole Estate Agents | P: 03 8580 6200



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