

# 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 37 Underwood 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)

Single price \$935,000

### Median sale price

Median price \$730,000

Property Type House

Suburb Boronia

Period - From 01/10/2020

to 31/12/2020

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	25 Stoneleigh Av BORONIA 3155	\$960,000	14/01/2021
2	11 Norwich St BORONIA 3155	\$911,000	27/02/2021
3	19 Meagher Rd FERNTREE GULLY 3156	\$900,000	20/02/2021

**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:

06/04/2021 14:48



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**Property Type:** House  
**Land Size:** 986 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$935,000  
**Median House Price**  
December quarter 2020: \$730,000

## Comparable Properties



**25 Stoneleigh Av BORONIA 3155 (REI)**

**Agent Comments**

4   3   2

**Price:** \$960,000  
**Method:** Private Sale  
**Date:** 14/01/2021  
**Property Type:** House  
**Land Size:** 1343 sqm approx

**11 Norwich St BORONIA 3155 (REI)**

**Agent Comments**

5   2   2

**Price:** \$911,000  
**Method:** Auction Sale  
**Date:** 27/02/2021  
**Property Type:** House (Res)  
**Land Size:** 724 sqm approx



**19 Meagher Rd FERNTREE GULLY 3156 (REI)**

**Agent Comments**

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**Price:** \$900,000  
**Method:** Auction Sale  
**Date:** 20/02/2021  
**Property Type:** House (Res)  
**Land Size:** 733 sqm approx