Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 37 Underwood Road, Boronia Vic 3155

Indicative selling price

For the meaning	of this price see	e cons	sumer.vic.go	v.au	ı/underquot	ting		
Single price	e \$935,000							
Median sale p	rice							
Median price	\$730,000	Pro	Property Type House		lse		Suburb	Boronia
Period - From	01/10/2020	to	31/12/2020		So	urce	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.

Ad	dress 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









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)



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

11 Norwich St BORONIA 3155 (REI)

Agent Comments



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



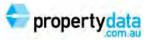
19 Meagher Rd FERNTREE GULLY 3156 (REI) Agent Comments



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

Account - MJ Docking & Assocs | P: (03) 8877 7022 | F: (03) 9874 3062





The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.