

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



8 BAMBURY STREET, BORONIA, VIC 3155  2  1  1

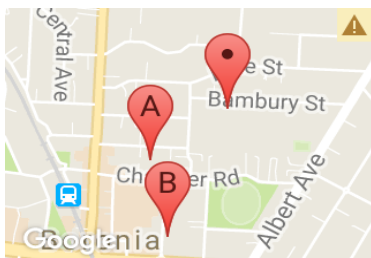
Indicative Selling Price

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

Price Range: **\$370,000 to \$407,000**

Provided by: Andrea Laukart, i-TRAK Real Estate Pty Ltd

MEDIAN SALE PRICE



BORONIA, VIC, 3155

Suburb Median Sale Price (Unit)

\$553,000

01 July 2017 to 31 December 2017

Provided by: 

COMPARABLE PROPERTIES

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.



4/12 ROSELLA AVE, BORONIA, VIC 3155  2  1  2

Sale Price

\$448,000

Sale Date: 25/07/2017

Distance from Property: 314m



1 OAK AVE, BORONIA, VIC 3155  2  1  1

Sale Price

***\$430,000**

Sale Date: 06/11/2017

Distance from Property: 276m



13/4 FLORISTON RD, BORONIA, VIC 3155  2  1  1

Sale Price

***\$418,000**

Sale Date: 15/11/2017

Distance from Property: 501m



This report has been compiled on 24/01/2018 by i-TRAK Real Estate Pty Ltd. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

8 BAMBURY STREET, BORONIA, VIC 3155

Indicative selling price

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

Price Range: \$370,000 to \$407,000

Median sale price

Median price

\$553,000

House

Unit

X

Suburb

BORONIA

Period

01 July 2017 to 31 December 2017

Source

pricfinder

Comparable property sales

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
4/12 ROSELLA AVE, BORONIA, VIC 3155	\$448,000	25/07/2017
1 OAK AVE, BORONIA, VIC 3155	*\$430,000	06/11/2017
13/4 FLORISTON RD, BORONIA, VIC 3155	*\$418,000	15/11/2017