

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

1 Paton Crescent, Boronia Vic 3155

Indicative selling price

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

Range between \$750,000 & \$800,000

Median sale price

Median price \$860,250 Property Type House Suburb Boronia

Period - From 01/04/2023 to 31/03/2024 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 | 22 Olive Gr BORONIA 3155 | \$807,500 | 09/03/2024 |
| 2 | 5 Thelma Av BORONIA 3155 | \$805,000 | 27/05/2024 |
| 3 | 33 Elsie St BORONIA 3155 | \$710,000 | 31/01/2024 |

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:

28/05/2024 18:01

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Indicative Selling Price
\$750,000 - \$800,000
Median House Price
Year ending March 2024: \$860,250



Property Type: House
Land Size: 1070 sqm approx
Agent Comments
Home Circa 1956.

Comparable Properties



22 Olive Gr BORONIA 3155 (REI/VG)

Agent Comments



Price: \$807,500
Method: Auction Sale
Date: 09/03/2024
Property Type: House (Res)
Land Size: 925 sqm approx



5 Thelma Av BORONIA 3155 (REI)

Agent Comments



Price: \$805,000
Method: Private Sale
Date: 27/05/2024
Property Type: House
Land Size: 996 sqm approx



33 Elsie St BORONIA 3155 (REI/VG)

Agent Comments



Price: \$710,000
Method: Auction Sale
Date: 31/01/2024
Property Type: House (Res)
Land Size: 974 sqm approx

Account - Barry Plant | P: 03 9735 3300