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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 2/64 BORONA ROAD BORONIA VIC 3155

Including suburb and
postcode

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price \$_____ or range between \$690,000 & \$750,000

Median sale price

Median price \$815 3BR House Property Type \$725K 3BR Unit Suburb Boronia

Period - From Feb 2023 to Jan 2024 Source REA & Domain

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 1/64 Boronia Road Boronia	\$820,000	Feb 2024
2 3/64 Boronia Road Boronia	\$760,000	Dec 2024
3 4/64 Boronia Road Boronia 4 Bed Room	\$850,000	Aug 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 / 02 / 2024