

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

22 Marland Road, Boronia Vic 3155

Indicative selling price

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

Range between \$990,000 & \$1,080,000

Median sale price

Median price \$889,444 Property Type House Suburb Boronia

Period - From 01/07/2023 to 30/09/2023 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	11 Marland Rd BORONIA 3155	\$1,050,000	18/10/2023
2	25 Baldwin Av BORONIA 3155	\$1,030,000	26/08/2023
3	19 Mount View Rd BORONIA 3155	\$1,003,000	10/10/2023

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:

25/10/2023 15:44

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Indicative Selling Price
\$990,000 - \$1,080,000
Median House Price
September quarter 2023: \$889,444



Property Type:
Agent Comments

Comparable Properties



11 Marland Rd BORONIA 3155 (REI)

Agent Comments



Price: \$1,050,000
Method: Private Sale
Date: 18/10/2023
Property Type: House
Land Size: 1500 sqm approx



25 Baldwin Av BORONIA 3155 (REI)

Agent Comments



Price: \$1,030,000
Method: Auction Sale
Date: 26/08/2023
Property Type: House (Res)
Land Size: 1001 sqm approx



19 Mount View Rd BORONIA 3155 (REI)

Agent Comments



Price: \$1,003,000
Method: Private Sale
Date: 10/10/2023
Property Type: House (Res)
Land Size: 1007 sqm approx

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