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

3/2 Rangeview Road, Boronia Vic 3155

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ting		
Range betweer	\$600,000		&		\$660,000			
Median sale p	rice							
Median price	\$646,250	Pro	operty Type	Unit			Suburb	Boronia
Period - From	01/01/2023	to	31/12/2023		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.

Add	dress of comparable property	Price	Date of sale
1	3/187 Boronia Rd BORONIA 3155	\$660,000	27/09/2023
2	6/18 Bambury St BORONIA 3155	\$658,000	21/11/2023
3	1/12 Elsie St BORONIA 3155	\$650,000	04/12/2023

OR

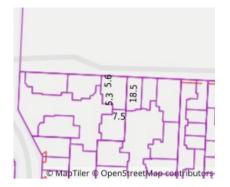
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:

07/03/2024 11:44



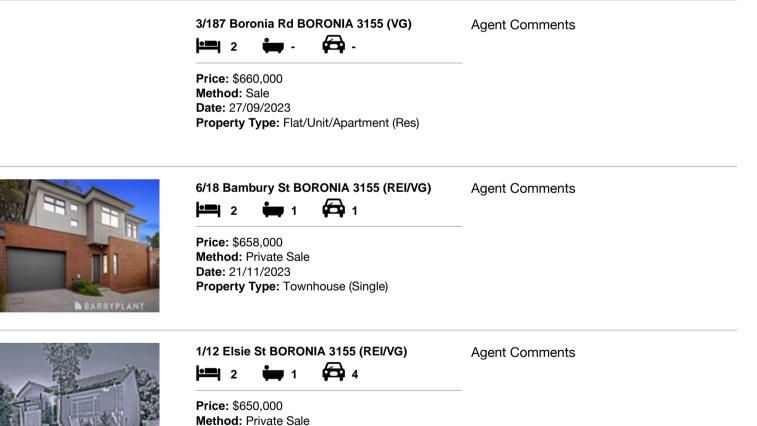






Property Type: Flat/Unit/Apartment (Res) Agent Comments Indicative Selling Price \$600,000 - \$660,000 Median Unit Price Year ending December 2023: \$646,250

Comparable Properties





Price: \$650,000 Method: Private Sale Date: 04/12/2023 Property Type: Unit Land Size: 420 sqm approx

Account - Barry Plant | P: 03 9735 3300



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