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<br>Including suburb and postcode | 13 Hazelwood Road Boronia VIC 3155 |

## 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 | $790,000 | & | $840,000 |

## Median sale price

(*Delete house or unit as applicable)

| | | | | | |
|---|---|---|---|---|---|
| Median Price | $876,500 | Property type | Land | Suburb | Boronia |
| Period-from | 01 Sep 2020 | to | 31 Aug 2021 | Source | Corelogic |

## 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 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

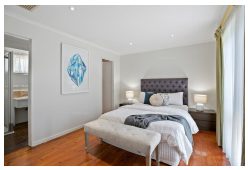
| Address of comparable property | Price | Date of sale |
|---|---|---|
| 56 Westley Street Ferntree Gully VIC 3156 | $820,000 | 20-Mar-21 |
| 39 Park Boulevard Ferntree Gully VIC 3156 | $755,000 | 19-Mar-21 |
| 13 Wells Avenue Boronia VIC 3155 | $795,000 | 03-Aug-21 |

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 6 months.~~

This Statement of Information was prepared on: 13 September 2021

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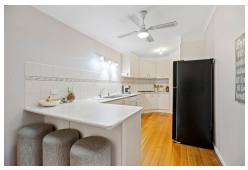


**56 Westley Street Ferntree Gully VIC 3156**

4 2 2

Sold Price **$820,000** Sold Date **20-Mar-21**

Distance **0.95km**



**39 Park Boulevard Ferntree Gully VIC 3156**

4 2 2

Sold Price **$755,000** Sold Date **19-Mar-21**

Distance **1.17km**



**13 Wells Avenue Boronia VIC 3155**

4 2 1

Sold Price **$795,000** Sold Date **03-Aug-21**

Distance **1.23km**

**RS** = Recent sale **UN** = Undisclosed Sale

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