

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

1/301 BORONIA 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

\$520,000

&

\$570,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$615,000

Property type

Unit

Suburb

Boronia

Period-from

01 Aug 2022

to

31 Jul 2023

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

1/2 FALCONER ROAD BORONIA VIC 3155	\$560,000	12-Apr-23
8/51 HERBERT STREET BORONIA VIC 3155	\$563,000	19-Mar-23
2/47 TULIP CRESCENT BORONIA VIC 3155	\$556,000	21-Feb-23

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: 16 August 2023


**1/2 FALCONER ROAD BORONIA
VIC 3155**
 2  1  1

Sold Price

\$560,000

Sold Date

12-Apr-23

Distance

0.26km

**8/51 HERBERT STREET BORONIA
VIC 3155**
 2  1  1

Sold Price

\$563,000

Sold Date

19-Mar-23

Distance

1.41km

**2/47 TULIP CRESCENT BORONIA
VIC 3155**
 2  1  1

Sold Price

\$556,000

Sold Date

21-Feb-23

Distance

1.83km
RS = Recent sale

UN = Undisclosed Sale

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