

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

<b>Address</b> Including suburb and postcode	1/134 Scoresby Road Boronia, 3155
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### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting).

Range between	\$620,000 & \$680,000
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### Median sale price

Median price	\$730,000	Property Type	NOT PROVIDED	Suburb	BORONIA
Period - From	31-Mar-2024	to	28-Feb-2025	Source	realestate.com.au

### Comparable property sales

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	1/16 Paton Crescent, Boronia, Vic 3155	\$645,000	31-Dec-2024
2	5/222 Scoresby Road, Boronia, Vic 3155	\$703,000	27-Dec-2024
3	2/1 Falconer Road, Boronia, Vic 3155	\$805,000	23-Jan-2025

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