

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

1/3 GREEN STREET 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

\$550,000

&

\$595,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$612,250

Property type

Unit

Suburb

Boronia

Period-from

01 Oct 2022

to

30 Sep 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

4/74 BORONIA ROAD BORONIA VIC 3155	\$555,000	25-Sep-23
1/30 NARCISSUS AVENUE BORONIA VIC 3155	\$571,000	15-Jul-23
3/5 TORRENS AVENUE BORONIA VIC 3155	\$563,888	15-Jul-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 October 2023



**4/74 BORONIA ROAD BORONIA
VIC 3155**

2 1 1

Sold Price

^{RS}

\$555,000

Sold Date

25-Sep-23

Distance

0.97km



**1/30 NARCISSUS AVENUE
BORONIA VIC 3155**

2 1 1

Sold Price

\$571,000

Sold Date

15-Jul-23

Distance

1.53km



**3/5 TORRENS AVENUE BORONIA
VIC 3155**

2 1 1

Sold Price

\$563,888

Sold Date

15-Jul-23

Distance

1km

RS = Recent sale

UN = Undisclosed Sale

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