

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

2 SHALIMAR CRESCENT 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

\$830,000

&

\$900,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$855,000

Property type

House

Suburb

Boronia

Period-from

01 Feb 2022

to

31 Jan 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 WESTMERE DRIVE BORONIA VIC 3155	\$835,000	18-Nov-22
12 TOOLIMERIN AVENUE BAYSWATER NORTH VIC 3153	\$875,000	18-Jan-23
6 BALDWIN AVENUE BORONIA VIC 3155	\$860,000	10-Dec-22

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: 09 February 2023



4 WESTMERE DRIVE BORONIA VIC 3155

Sold Price

\$835,000

Sold Date

18-Nov-22


4



3



2

Distance

1.9km


12 TOOLIMERIN AVENUE BAYSWATER NORTH VIC 3153

Sold Price

^{RS}
\$875,000

Sold Date

18-Jan-23


5



2



5

Distance

1.86km


6 BALDWIN AVENUE BORONIA VIC 3155

Sold Price

^{RS}
\$860,000

Sold Date

10-Dec-22


4



2



2

Distance

1.07km
RS = Recent sale

UN = Undisclosed Sale

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