

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

3/51 Chandler 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

\$675,000

&

\$740,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$591,500

Property type

Unit

Suburb

Boronia

Period-from

01 Aug 2020

to

31 Jul 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

2/3 Bennett Street Boronia VIC 3155	\$770,000	27-May-21
1/3 Catherine Street Boronia VIC 3155	\$730,000	16-Mar-21
1/186 Boronia Road Boronia VIC 3155	\$682,500	08-May-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: 09 August 2021



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2/3 Bennett Street Boronia VIC 3155

3 2 2

Sold Price

^{RS}

\$770,000

Sold Date

27-May-21

Distance

0.29km



1/3 Catherine Street Boronia VIC 3155

3 2 2

Sold Price

\$730,000

Sold Date

16-Mar-21

Distance

0.86km



1/186 Boronia Road Boronia VIC 3155

3 2 2

Sold Price

\$682,500

Sold Date

08-May-21

Distance

1.18km

RS = Recent sale

UN = Undisclosed Sale

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