

## 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

1/26 Duncan Avenue Boronia VIC 3155

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$550,000

&

\$590,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$580,000

Property type

Unit

Suburb

Boronia

Period-from

01 Feb 2020

to

31 Jan 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

|                                       |           |           |
|---------------------------------------|-----------|-----------|
| 1/44 Boronia Road Boronia VIC 3155    | \$555,000 | 02-Feb-21 |
| 13/235 Scoresby Road Boronia VIC 3155 | \$571,000 | 15-Jan-21 |
| 2/235 Boronia Road Boronia VIC 3155   | \$590,000 | 25-Sep-20 |

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 2021



**1/44 Boronia Road Boronia VIC 3155**

Sold Price

<sup>RS</sup>

**\$555,000**

Sold Date

**02-Feb-21**

 2

 1

 1

Distance

**1.98km**



**13/235 Scoresby Road Boronia VIC 3155**

Sold Price

<sup>RS</sup>

**\$571,000**

Sold Date

**15-Jan-21**

 2

 1

 1

Distance

**0.89km**



**2/235 Boronia Road Boronia VIC 3155**

Sold Price

**\$590,000**

Sold Date

**25-Sep-20**

 2

 1

 1

Distance

**0.49km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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