

STATEMENT OF INFORMATION

Single residential property located in the Melbourne metropolitan area.

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode 2/32 Russell Crescent, Boronia

Indicative selling price

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

Single price \$820,000

or range between

&

Median sale price

(*Delete house or unit as applicable)

Median price \$662,000

*House

*Unit

Yes

Suburb

Boronia

Period - From 01/07/2023

to 30/06/2024

Source Price Finder

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 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 / 8 VALERIE STREET, BORONIA, VIC 3155	\$807,500	18/06/2024
2. 53C SYDNEY ROAD, BAYSWATER , VIC 3153	\$820,000	03/08/2024
3. 3 / 9 ASH GROVE, BAYSWATER, VIC 3153	\$830,000	15/07/2024

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 six months.~~

Property data source: [CoreLogic](#). Generated on 27/09/2024