

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

6/3 Narcissus Avenue 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

\$500,000

&

\$550,000

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

3/7 Tormore Road Boronia VIC 3155	\$520,000	04-Aug-20
5/5 Narcissus Avenue Boronia VIC 3155	\$550,000	17-Nov-20
3/18 Sundew Avenue Boronia VIC 3155	\$505,000	16-Nov-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: 05 February 2021



3/7 Tormore Road Boronia VIC 3155

Sold Price

\$520,000

Sold Date **04-Aug-20**

 2  2  1

Distance **0.29km**



5/5 Narcissus Avenue Boronia VIC 3155

Sold Price

^{RS} **\$550,000**

Sold Date **17-Nov-20**

 2  2  1

Distance **0.02km**



3/18 Sundew Avenue Boronia VIC 3155

Sold Price

\$505,000

Sold Date **16-Nov-20**

 2  2  1

Distance **0.61km**

RS = Recent sale

UN = Undisclosed Sale

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