

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

3/29 SPRINGFIELD 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

\$650,000

&

\$715,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$663,000

Property type

Unit

Suburb

Boronia

Period-from

01 Dec 2021

to

30 Nov 2022

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

5/184 BORONIA ROAD BORONIA VIC 3155	\$710,000	23-Sep-21
4/28 AUBREY GROVE BORONIA VIC 3155	\$715,000	03-Oct-22
2/26 LIGHTWOOD DRIVE FERNTREE GULLY VIC 3156	\$700,000	11-Jun-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: 20 December 2022



**5/184 BORONIA ROAD BORONIA
VIC 3155**

 2  2  1

Sold Price

\$710,000

Sold Date

23-Sep-21

Distance

0.63km



**4/28 AUBREY GROVE BORONIA
VIC 3155**

 2  2  1

Sold Price

\$715,000

Sold Date

03-Oct-22

Distance

0.71km



**2/26 LIGHTWOOD DRIVE
FERNTREE GULLY VIC 3156**

 2  2  1

Sold Price

\$700,000

Sold Date

11-Jun-22

Distance

1.34km

RS = Recent sale

UN = Undisclosed Sale

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