

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 1C/16 Stonehaven Avenue, Boronia, VIC 3155

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range

\$670,000

&

\$737,000

Median sale price

Median price

\$664,000

Property Type

Townhouse

Suburb

Boronia (3155)

Period - From

23/05/2021

to

22/05/2022

Source

REIV

Comparable property sales

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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
23B PINE CRESCENT, BORONIA VIC 3155	\$735,000	05/03/2022
1/18 GIBBS ROAD, FERNTREE GULLY VIC 3156	\$712,000	14/12/2021
4/1 CENTRAL AVENUE, BORONIA VIC 3155	\$695,000	02/04/2022

This Statement of Information was prepared on: 23/05/2022