

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

1/8 SHALIMAR CRESCENT 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

\$580,000

&

\$620,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$850,000

Property type

House

Suburb

Boronia

Period-from

01 Oct 2023

to

30 Sep 2024

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

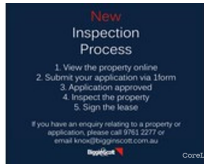
Date of sale

1/316 DORSET ROAD BORONIA VIC 3155	\$582,000	10-Apr-24
2/323 DORSET ROAD BORONIA VIC 3155	\$600,001	14-Jun-24
16 WOODMASON ROAD BORONIA VIC 3155	\$616,500	16-Sep-24

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: 02 October 2024



1/316 DORSET ROAD BORONIA VIC 3155 Sold Price **\$582,000** Sold Date **10-Apr-24**

 3  1  1

Distance **1.29km**



2/323 DORSET ROAD BORONIA VIC 3155 Sold Price **\$600,001** Sold Date **14-Jun-24**

 3  1  2

Distance **1.32km**



16 WOODMASON ROAD BORONIA VIC 3155 Sold Price ^{RS} **\$616,500** Sold Date **16-Sep-24**

 2  1  1

Distance **1.49km**

RS = Recent sale

UN = Undisclosed Sale

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