

## 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

20A MORONEY STREET BORONIA VIC 3155

### Indicative selling price

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

Single Price

or range  
between

\$670,000

&

\$730,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$850,000

Property type

House

Suburb

Boronia

Period-from

01 Sep 2023

to

31 Aug 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

4/29 WOODMASON ROAD BORONIA VIC 3155	\$700,000	28-Aug-24
1/16 CENTRAL AVENUE BORONIA VIC 3155	\$726,000	23-Jul-24
6B LORRAINE STREET BORONIA VIC 3155	\$731,000	21-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: 25 September 2024



## 4/29 WOODMASON ROAD BORONIA VIC 3155

3 2 3

Sold Price

<sup>RS</sup> **\$700,000** Sold Date **28-Aug-24**

Distance **1.48km**



## 1/16 CENTRAL AVENUE BORONIA VIC 3155

3 1 1

Sold Price

**\$726,000** Sold Date **23-Jul-24**

Distance **1.06km**



## 6B LORRAINE STREET BORONIA VIC 3155

3 1 1

Sold Price

<sup>RS</sup> **\$731,000** <sup>UN</sup> Sold Date **21-Sep-24**

Distance **0.98km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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