

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

5/3-5 Roy Court 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

\$600,000

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$615,000

Property type

Unit

Suburb

Boronia

Period-from

01 Sep 2020

to

31 Aug 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

2/12 Valerie Street Boronia VIC 3155	\$623,000	30-Apr-21
2/5 Wiltshire Avenue Bayswater VIC 3153	\$632,000	17-Apr-21
6/8-10 Farnham Road Bayswater VIC 3153	\$650,000	12-Apr-21

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: 27 September 2021



2/12 Valerie Street Boronia VIC 3155

2 1 2

Sold Price

\$623,000

Sold Date

30-Apr-21

Distance

1.01km



2/5 Wiltshire Avenue Bayswater VIC 3153

2 1 2

Sold Price

\$632,000

Sold Date

17-Apr-21

Distance

1.1km



6/8-10 Farnham Road Bayswater VIC 3153

2 1 2

Sold Price

\$650,000

Sold Date

12-Apr-21

Distance

1.65km

RS = Recent sale

UN = Undisclosed Sale

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