

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

9/18 Sundew Avenue, Boronia Vic 3155

Indicative selling price

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

Range between \$540,000 & \$580,000

Median sale price

Median price \$645,000 Property Type Unit Suburb Boronia

Period - From 01/01/2024 to 31/03/2024 Source REIV

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 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
1	1b Conway Ct BORONIA 3155	\$588,000	18/01/2024
2	6/193 Boronia Rd BORONIA 3155	\$570,000	28/10/2023
3	1/9 Tulip Cr BORONIA 3155	\$550,000	30/01/2024

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 six months.~~

This Statement of Information was prepared on:

24/04/2024 10:32



 2  1  1

Property Type: Unit

Agent Comments

Indicative Selling Price

\$540,000 - \$580,000

Median Unit Price

March quarter 2024: \$645,000

Comparable Properties



1b Conway Ct BORONIA 3155 (VG)

Agent Comments

 2  -  -

Price: \$588,000

Method: Sale

Date: 18/01/2024

Property Type: Strata Unit/Townhouse -
Conjoined



6/193 Boronia Rd BORONIA 3155 (REI/VG)

Agent Comments

 2  2  1

Price: \$570,000

Method: Auction Sale

Date: 28/10/2023

Property Type: Unit

Land Size: 113 sqm approx



1/9 Tulip Cr BORONIA 3155 (REI/VG)

Agent Comments

 2  1  1

Price: \$550,000

Method: Private Sale

Date: 30/01/2024

Rooms: 3

Property Type: Apartment

Account - Woodards | P: 0390563899