

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

13/57 CHANDLER ROAD 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

\$550,000

&

\$600,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$642,783

Property type

Unit

Suburb

Boronia

Period-from

01 Mar 2022

to

28 Feb 2023

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

3/89 POWER ROAD BORONIA VIC 3155	\$560,000	14-Nov-22
2/12 TULIP CRESCENT BORONIA VIC 3155	\$599,000	05-Oct-22
3/7 BAMBURY STREET BORONIA VIC 3155	\$540,000	28-Sep-22

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: 08 March 2023



3/89 POWER ROAD BORONIA VIC 3155

Sold Price

\$560,000

Sold Date

14-Nov-22

 2

 1

 1

Distance

1.21km



2/12 TULIP CRESCENT BORONIA VIC 3155

Sold Price

\$599,000

Sold Date

05-Oct-22

 2

 1

 1

Distance

1.28km



3/7 BAMBURY STREET BORONIA VIC 3155

Sold Price

\$540,000

Sold Date

28-Sep-22

 2

 1

 1

Distance

0.27km

RS = Recent sale

UN = Undisclosed Sale

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