

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

2/9 Henry Street 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

\$620,000

&

\$670,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$640,500

Property type

Unit

Suburb

Boronia

Period-from

01 Feb 2021

to

31 Jan 2022

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

1/32 Paton Crescent Boronia VIC 3155	\$627,500	22-Dec-21
2/37 Central Avenue Boronia VIC 3155	\$640,000	21-Oct-21
6/76-78 Boronia Road Boronia VIC 3155	\$673,000	01-Nov-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: 03 February 2022



1/32 Paton Crescent Boronia VIC 3155

 2  1  2

Sold Price

\$627,500

Sold Date

22-Dec-21

Distance

1.3km



2/37 Central Avenue Boronia VIC 3155

 2  1  2

Sold Price

\$640,000

Sold Date

21-Oct-21

Distance

0.42km



6/76-78 Boronia Road Boronia VIC 3155

 2  1  2

Sold Price

\$673,000

Sold Date

01-Nov-21

Distance

0.73km

RS = Recent sale

UN = Undisclosed Sale

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