

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

3/17 CYPRESS AVENUE 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

\$660,000

&

\$726,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$650,000

Property type

Unit

Suburb

Boronia

Period-from

01 Mar 2023

to

29 Feb 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

1/46 WOODVALE ROAD BORONIA VIC 3155	\$751,000	18-Oct-23
1/28 FARNHAM ROAD BAYSWATER VIC 3153	\$748,000	05-Sep-23
1/20 LAUREL AVENUE BORONIA VIC 3155	\$750,000	25-Sep-23

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: 04 March 2024



**1/46 WOODVALE ROAD BORONIA
VIC 3155**

Sold Price

\$751,000

Sold Date

18-Oct-23

 3

 1

 1

Distance

0.56km



**1/28 FARNHAM ROAD
BAYSWATER VIC 3153**

Sold Price

\$748,000

Sold Date

05-Sep-23

 3

 1

 1

Distance

1.84km



**1/20 LAUREL AVENUE BORONIA
VIC 3155**

Sold Price

\$750,000

Sold Date

25-Sep-23

 3

 1

 1

Distance

0.8km

RS = Recent sale

UN = Undisclosed Sale

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