

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

2/5 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

\$500,000

&

\$530,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$834,000

Property type

House

Suburb

Boronia

Period-from

01 Mar 2021

to

28 Feb 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

6/11 ALLANDALE ROAD BORONIA VIC 3155	\$530,000	27-Sep-21
3/11 ALLANDALE ROAD BORONIA VIC 3155	\$500,000	16-Feb-22
2/23 CENTRAL AVENUE BORONIA VIC 3155	\$529,999	09-Sep-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: 08 March 2022



**6/11 ALLANDALE ROAD BORONIA
VIC 3155**

 2  2  1

Sold Price

\$530,000

Sold Date

27-Sep-21

Distance

0.71km



**3/11 ALLANDALE ROAD BORONIA
VIC 3155**

 2  2  1

Sold Price

^{RS} **\$500,000**

Sold Date

16-Feb-22

Distance

0.72km



**2/23 CENTRAL AVENUE BORONIA
VIC 3155**

 2  1  1

Sold Price

\$529,999

Sold Date

09-Sep-21

Distance

0.95km

RS = Recent sale

UN = Undisclosed Sale

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