

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

1/6 Faraday 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

&

\$680,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$622,000

Property type

Unit

Suburb

Boronia

Period-from

01 Dec 2020

to

30 Nov 2021

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

1/15 Marville Court Boronia VIC 3155	\$645,000	08-Nov-21
1/107 Scoresby Road Bayswater VIC 3153	\$675,500	17-Jul-21
1A/12 Woodmason Road Boronia VIC 3155	\$650,000	13-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: 03 December 2021



1/15 Marville Court Boronia VIC 3155 Sold Price

^{RS}

\$645,000

Sold Date **08-Nov-21**

 3  1  2

Distance **0.63km**



1/107 Scoresby Road Bayswater VIC 3153

Sold Price

\$675,500

Sold Date **17-Jul-21**

 3  1  2

Distance **0.79km**



1A/12 Woodmason Road Boronia VIC 3155

Sold Price

\$650,000

Sold Date **13-Sep-21**

 3  1  2

Distance **1.27km**

RS = Recent sale

UN = Undisclosed Sale

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