

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

3/7 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

\$620,000

&

\$680,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$660,000

Property type

Unit

Suburb

Boronia

Period-from

01 Feb 2024

to

31 Jan 2025

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

4/30 STONEHAVEN AVENUE BORONIA VIC 3155	\$650,000	30-Jan-25
3/6 LAUREL AVENUE BORONIA VIC 3155	\$650,000	08-Oct-24
7/14 WOODVALE ROAD BORONIA VIC 3155	\$620,000	23-Sep-24

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.~~

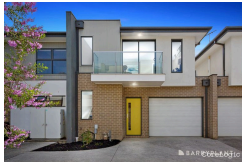
This Statement of Information was prepared on: 19 February 2025


**4/30 STONEHAVEN AVENUE
BORONIA VIC 3155**

 2
  2
  1

Sold Price

^{RS} **\$650,000** Sold Date **30-Jan-25**

Distance **0.39km**

**3/6 LAUREL AVENUE BORONIA
VIC 3155**

 2
  2
  1

Sold Price

^{RS} **\$650,000** Sold Date **08-Oct-24**

Distance **0.63km**

**7/14 WOODVALE ROAD BORONIA
VIC 3155**

 2
  2
  1

Sold Price

^{RS} **\$620,000** Sold Date **23-Sep-24**

Distance **0.52km**
RS = Recent sale

UN = Undisclosed Sale

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