

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

2/7 NARCISSUS 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

\$599,950

or range
between

Median sale price

(*Delete house or unit as applicable)

Median Price

\$614,500

Property type

Unit

Suburb

Boronia

Period-from

01 Aug 2022

to

31 Jul 2023

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

5/36 SINCLAIR ROAD BAYSWATER VIC 3153	620000	13-Jun-23
11/57 CHANDLER ROAD BORONIA VIC 3155	600000	09-May-23
8/37 CENTRAL AVENUE BORONIA VIC 3155	670000	07-Aug-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: 21 September 2023



5/36 SINCLAIR ROAD BAYSWATER Sold Price
VIC 3153

2 1 1

620000 Sold Date **13-Jun-23**

Distance **1.39km**



11/57 CHANDLER ROAD BORONIA Sold Price
VIC 3155

2 1 1

^{RS} **600000** Sold Date **09-May-23**

Distance **1.3km**



8/37 CENTRAL AVENUE BORONIA Sold Price
VIC 3155

2 1 1

^{RS} **670000** Sold Date **07-Aug-23**

Distance **1.03km**

RS = Recent sale

UN = Undisclosed Sale

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