

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

2/53 Tulip Crescent 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

&

\$720,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$620,000

Property type

Unit

Suburb

Boronia

Period-from

01 Nov 2020

to

31 Oct 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

3/8 Narcissus Avenue Boronia VIC 3155	\$654,000	05-Oct-21
1/56 Olive Grove Boronia VIC 3155	\$720,000	23-Oct-21
1/39 Farnham Road Bayswater VIC 3153	\$700,000	02-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: 04 November 2021



3/8 Narcissus Avenue Boronia VIC 3155

Sold Price

^{RS} **\$654,000** ^{UN}

Sold Date

05-Oct-21

 2  1  2

Distance

0.81km



1/56 Olive Grove Boronia VIC 3155

Sold Price

^{RS} **\$720,000**

Sold Date

23-Oct-21

 3  1  1

Distance

1.73km



1/39 Farnham Road Bayswater VIC 3153

Sold Price

\$700,000

Sold Date

02-Sep-21

 3  2  2

Distance

2.27km

RS = Recent sale

UN = Undisclosed Sale

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