

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

4/25 Duncan 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

\$559,950

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$578,400

Property type

Unit

Suburb

Boronia

Period-from

01 Feb 2020

to

31 Jan 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

1/44 Boronia Road Boronia VIC 3155	\$555,000	02-Feb-21
3/44 Sinclair Road Bayswater VIC 3153	\$560,000	20-Oct-20
2/11 Tormore Road Boronia VIC 3155	\$561,500	22-Dec-20

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: 23 February 2021



1/44 Boronia Road Boronia VIC 3155

 2  1  1

Sold Price

^{RS}

\$555,000

Sold Date

02-Feb-21

Distance

1.91km



3/44 Sinclair Road Bayswater VIC 3153

 2  2  1

Sold Price

\$560,000

Sold Date

20-Oct-20

Distance

0.55km



2/11 Tormore Road Boronia VIC 3155

 2  2  1

Sold Price

\$561,500

Sold Date

22-Dec-20

Distance

0.57km

RS = Recent sale

UN = Undisclosed Sale

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