

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 7/3 Narcissus Avenue, Boronia, VIC 3155

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range \$540,000 & \$580,000

Median sale price

Median price \$656,000 Property Type Townhouse Suburb Boronia (3155)

Period - From 01/07/2024 to 31/10/2024 Source REIV

Comparable property sales

A These are the three properties sold within two kilometres of the property for sale in the last six 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
3/10 WOODVALE ROAD, BORONIA VIC 3155	\$600,000	02/10/2024
7/14 WOODVALE ROAD, BORONIA VIC 3155	\$620,000	18/09/2024
4/8 LAUREL AVENUE, BORONIA VIC 3155	\$591,000	05/08/2024

This Statement of Information was prepared on: 25/11/2024