

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

4/988 Mountain Highway 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

\$650,000

&

\$700,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$585,000

Property type

Unit

Suburb

Boronia

Period-from

01 Dec 2019

to

30 Nov 2020

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 Laurella Close Boronia VIC 3155	\$650,000	17-Jul-20
4 Laurella Close Boronia VIC 3155	\$650,000	10-Oct-20
1/24 Central Avenue Boronia VIC 3155	\$654,000	16-Jul-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: 07 December 2020



3 Laurella Close Boronia VIC 3155

Sold Price

\$650,000

Sold Date

17-Jul-20



3



2



2

Distance

0.39km



4 Laurella Close Boronia VIC 3155

Sold Price

Sold Date

10-Oct-20



3



2



2

Distance

0.4km



1/24 Central Avenue Boronia VIC 3155

Sold Price

\$654,000

Sold Date

16-Jul-20



3



2



2

Distance

1.87km

RS = Recent sale

UN = Undisclosed Sale

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