

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

2/3 ALFRED STREET 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

\$480,000

&

\$528,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$650,000

Property type

Unit

Suburb

Boronia

Period-from

01 Feb 2023

to

31 Jan 2024

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

4/74 BORONIA ROAD BORONIA VIC 3155	\$555,000	25-Sep-23
3/2 WILLIAM STREET BORONIA VIC 3155	\$545,270	22-Jan-24
4/119A UNDERWOOD ROAD FERNTREE GULLY VIC 3156	\$485,000	17-Nov-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: 28 February 2024



4/74 BORONIA ROAD BORONIA VIC 3155

2 1 1

Sold Price

\$555,000

Sold Date

25-Sep-23

Distance

0.44km



3/2 WILLIAM STREET BORONIA VIC 3155

2 1 1

Sold Price

\$545,270

Sold Date

22-Jan-24

Distance

0.95km



4/119A UNDERWOOD ROAD FERNTREE GULLY VIC 3156

2 1 1

Sold Price

\$485,000

Sold Date

17-Nov-23

Distance

1.29km

RS = Recent sale

UN = Undisclosed Sale

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