

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

3/30 Iris Crescent, Boronia Vic 3155

Indicative selling price

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

Range between \$550,000

&

\$590,000

Median sale price

Median price \$695,000

Property Type Unit

Suburb Boronia

Period - From 01/01/2022

to 31/03/2022

Source REIV

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 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
1	2/13 Cypress Av BORONIA 3155	\$630,000	05/01/2022
2	4/9 Tulip Cr BORONIA 3155	\$605,000	10/02/2022
3	1/2 Tulip Cr BORONIA 3155	\$587,500	07/02/2022

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 six months.~~

This Statement of Information was prepared on:

31/05/2022 16:56

3/30 Iris Crescent, Boronia Vic 3155

Jing Chen
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Indicative Selling Price
\$550,000 - \$590,000
Median Unit Price
March quarter 2022: \$695,000



 2  1  1

Property Type: Unit
Land Size: 252 sqm approx
Agent Comments

Comparable Properties



2/13 Cypress Av BORONIA 3155 (VG)

Agent Comments

 2  -  -

Price: \$630,000
Method: Sale
Date: 05/01/2022
Property Type: Flat/Unit/Apartment (Res)



4/9 Tulip Cr BORONIA 3155 (REI/VG)

Agent Comments

 2  1  1

Price: \$605,000
Method: Private Sale
Date: 10/02/2022
Property Type: Townhouse (Single)
Land Size: 108 sqm approx



1/2 Tulip Cr BORONIA 3155 (REI/VG)

Agent Comments

 2  1  1

Price: \$587,500
Method: Private Sale
Date: 07/02/2022
Rooms: 3
Property Type: Townhouse (Res)

Account - Professionals Croydon | P: 03 9725 0000 | F: 03 9725 7354