

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

29 Duncan Avenue, Boronia Vic 3155

Indicative selling price

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

Range between \$850,000 & \$900,000

Median sale price

Median price \$880,000 Property Type House Suburb Boronia

Period - From 01/04/2023 to 30/06/2023 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	1 Rankin Rd BORONIA 3155	\$898,000	13/06/2023
2	8 Darwin Rd BORONIA 3155	\$888,888	21/07/2023
3	269 Scoresby Rd BORONIA 3155	\$865,000	15/05/2023

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:

27/07/2023 12:08

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Indicative Selling Price

\$850,000 - \$900,000

Median House Price

June quarter 2023: \$880,000



3 1 5

Property Type: House

Agent Comments

Comparable Properties



1 Rankin Rd BORONIA 3155 (REI)

Agent Comments

3 1 5

Price: \$898,000

Method: Private Sale

Date: 13/06/2023

Property Type: House

Land Size: 740 sqm approx



8 Darwin Rd BORONIA 3155 (REI)

Agent Comments

3 2 2

Price: \$888,888

Method: Sold Before Auction

Date: 21/07/2023

Property Type: House (Res)

Land Size: 720 sqm approx

269 Scoresby Rd BORONIA 3155 (REI/VG)

Agent Comments

3 2 4

Price: \$865,000

Method: Sold Before Auction

Date: 15/05/2023

Property Type: House (Res)

Land Size: 957 sqm approx

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