

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

2/8 Paton Crescent 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

\$820,000

&

\$880,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$622,000

Property type

Unit

Suburb

Boronia

Period-from

01 Nov 2020

to

31 Oct 2021

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

1 Tracey Street Bayswater VIC 3153	\$850,000	27-Oct-21
2/11 Ozone Road Bayswater VIC 3153	\$902,000	21-Jun-21
4/39 Aubrey Grove Boronia VIC 3155	\$820,500	25-Sep-21

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: 17 November 2021



1 Tracey Street Bayswater VIC 3153 Sold Price ^{RS} **\$850,000** Sold Date **27-Oct-21**

 3  3  1

Distance **1.32km**



2/11 Ozone Road Bayswater VIC 3153 Sold Price **\$902,000** Sold Date **21-Jun-21**

 3  2  2

Distance **1.52km**



4/39 Aubrey Grove Boronia VIC 3155 Sold Price ^{RS} **\$820,500** Sold Date **25-Sep-21**

 3  2  2

Distance **1.76km**

RS = Recent sale **UN** = Undisclosed Sale

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