

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 MADGE 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

\$595,000

&

\$650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$850,000

Property type

House

Suburb

Boronia

Period-from

01 Oct 2023

to

30 Sep 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

31 CONYERS STREET THE BASIN VIC 3154

610000

15-Jul-24

3/39 PINE CRESCENT BORONIA VIC 3155

671200

20-Sep-24

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: 21 October 2024



31 CONYERS STREET THE BASIN VIC 3154

2 1 1

Sold Price **610000** Sold Date **15-Jul-24**

Distance **1.61km**



3/39 PINE CRESCENT BORONIA VIC 3155

2 1 1

Sold Price ^{RS} **671200** Sold Date **20-Sep-24**

Distance **1.45km**

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

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