

## 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

9/1 IRIS CRESCENT BORONIA VIC 3155

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$540,000

&

\$560,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$850,000

Property type

House

Suburb

Boronia

Period-from

01 Nov 2023

to

31 Oct 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

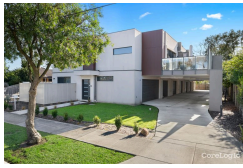
Date of sale

4/8 LAUREL AVENUE BORONIA VIC 3155	591000	05-Aug-24
1/1 IRIS CRESCENT BORONIA VIC 3155	602000	31-Jul-24
1/11 ALLANDALE ROAD BORONIA VIC 3155	612000	23-Jul-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: 09 December 2024



**4/8 LAUREL AVENUE BORONIA  
VIC 3155**

2 2 1

Sold Price

<sup>RS</sup> **591000**

Sold Date **05-Aug-24**

Distance **0.4km**



**1/1 IRIS CRESCENT BORONIA VIC  
3155**

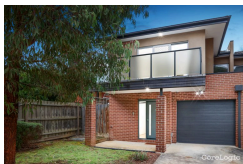
2 2 1

Sold Price

**602000**

Sold Date **31-Jul-24**

Distance **-**



**1/11 ALLANDALE ROAD BORONIA  
VIC 3155**

2 2 1

Sold Price

**612000**

Sold Date **23-Jul-24**

Distance **0.73km**

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

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