

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

6/2-4 TORMORE ROAD 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

\$580,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$658,750

Property type

Unit

Suburb

Boronia

Period-from

01 Apr 2021

to

31 Mar 2022

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

3/12 PINE CRESCENT BORONIA VIC 3155	\$580,000	20-Jan-22
7/3 GREEN STREET BORONIA VIC 3155	\$571,000	11-Dec-21
4/6 CALLEMONDAH COURT FERNTREE GULLY VIC 3156	\$570,000	20-Nov-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: 22 April 2022



**3/12 PINE CRESCENT BORONIA
VIC 3155**

 2  1  1

Sold Price **\$580,000** Sold Date **20-Jan-22**

Distance **0.3km**



**7/3 GREEN STREET BORONIA VIC
3155**

 2  1  1

Sold Price **\$571,000** Sold Date **11-Dec-21**

Distance **1.05km**



**4/6 CALLEMONDAH COURT
FERNTREE GULLY VIC 3156**

 2  1  1

Sold Price **\$570,000** Sold Date **20-Nov-21**

Distance **1.83km**

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

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