

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

103/1 OAK AVENUE 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

\$340,000

&

\$370,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$651,500

Property type

Unit

Suburb

Boronia

Period-from

01 Mar 2023

to

29 Feb 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

102/4 SHORT STREET BORONIA VIC 3155	\$345,000	27-Oct-23
101/6 SUNDEW AVENUE BORONIA VIC 3155	\$352,000	05-Dec-23
102/198B DORSET ROAD BORONIA VIC 3155	\$315,000	14-Dec-23

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: 18 March 2024



**102/4 SHORT STREET BORONIA
VIC 3155**

Sold Price

\$345,000

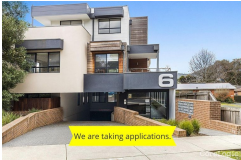
Sold Date

27-Oct-23

 1  1  1

Distance

0.22km



**101/6 SUNDEW AVENUE BORONIA
VIC 3155**

Sold Price

\$352,000

Sold Date

05-Dec-23

 1  1  1

Distance

0.38km



**102/198B DORSET ROAD BORONIA
VIC 3155**

Sold Price

^{RS} **\$315,000** ^{UN}

Sold Date

14-Dec-23

 1  1  -

Distance

0.75km

RS = Recent sale

UN = Undisclosed Sale

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