

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

1/21 SPRINGFIELD 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

or range
between

\$530,000

&

\$560,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$651,500

Property type

Unit

Suburb

Boronia

Period-from

01 Jun 2023

to

31 May 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

1/5 SPRINGFIELD ROAD BORONIA VIC 3155	\$550,000	05-Mar-24
4/6 WILLIAM STREET BORONIA VIC 3155	\$555,000	09-Mar-24
2/4 WOODVALE ROAD BORONIA VIC 3155	\$560,000	03-Feb-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: 28 June 2024



**1/5 SPRINGFIELD ROAD BORONIA
VIC 3155**

 2  1  1

Sold Price

\$550,000

Sold Date

05-Mar-24

Distance

0.36km



**4/6 WILLIAM STREET BORONIA
VIC 3155**

 2  1  1

Sold Price

\$555,000

Sold Date

09-Mar-24

Distance

1.14km



**2/4 WOODVALE ROAD BORONIA
VIC 3155**

 2  1  1

Sold Price

\$560,000

Sold Date

03-Feb-24

Distance

0.54km

RS = Recent sale

UN = Undisclosed Sale

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