

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

106 Daffodil 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

\$850,000

&

\$935,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$770,750

Property type

House

Suburb

Boronia

Period-from

01 Sep 2020

to

31 Aug 2021

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

21 Castlewood Drive Boronia VIC 3155	\$935,000	27-May-21
5 Nyora Avenue Boronia VIC 3155	\$861,000	16-Jul-21
72 Army Road Boronia VIC 3155	\$900,000	22-May-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.~~

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VICTORIAN LOCKDOWN
Thursday 27th June 10:00pm to Thursday 2nd June 10:00pm

Property type	Bedrooms	Bathrooms	Car spaces
Property type	Bedrooms	Bathrooms	Car spaces
Property type	Bedrooms	Bathrooms	Car spaces
Property type	Bedrooms	Bathrooms	Car spaces

21 Castlewood Drive Boronia VIC 3155

Sold Price **\$935,000** Sold Date **27-May-21**

4 2 3

Distance **0.11km**



5 Nyora Avenue Boronia VIC 3155

Sold Price **\$861,000** Sold Date **16-Jul-21**

3 2 2

Distance **0.85km**



72 Army Road Boronia VIC 3155

Sold Price **\$900,000** Sold Date **22-May-21**

4 2 2

Distance **2.13km**

RS = Recent sale UN = Undisclosed Sale

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