

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

2/8 ORCHID 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

\$500,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$612,250

Property type

Unit

Suburb

Boronia

Period-from

01 Sep 2022

to

31 Aug 2023

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

4/16 NEILSON STREET BAYSWATER VIC 3153	\$542,500	22-Mar-23
1/49 CHANDLER ROAD BORONIA VIC 3155	\$525,000	09-Apr-23
4/3 NARCISSUS AVENUE BORONIA VIC 3155	\$525,000	12-Apr-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: 16 September 2023



**4/16 NEILSON STREET
BAYSWATER VIC 3153**

2 1 1

Sold Price **\$542,500** Sold Date **22-Mar-23**

Distance **1.68km**

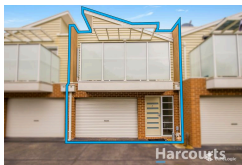


**1/49 CHANDLER ROAD BORONIA
VIC 3155**

3 1 1

Sold Price **\$525,000** Sold Date **09-Apr-23**

Distance **0.77km**



**4/3 NARCISSUS AVENUE
BORONIA VIC 3155**

2 2 1

Sold Price

Sold Date **12-Apr-23**

Distance **0.46km**

RS = Recent sale

UN = Undisclosed Sale

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