

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

3/3 Green Street 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

\$550,000

&

\$580,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$559,000

Property type

Unit

Suburb

Boronia

Period-from

01 Feb 2019

to

31 Jan 2020

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

3/10 Oak Avenue Boronia VIC 3155	\$555,000	26-Nov-19
1 Debson Close Boronia VIC 3155	\$581,000	05-Oct-19
3/189 Dorset Road Boronia VIC 3155	\$567,000	26-Nov-19

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: 03 February 2020



3/10 Oak Avenue Boronia VIC 3155 Sold Price **\$555,000** Sold Date **26-Nov-19**

 2  1  1

Distance **0.4km**



1 Debson Close Boronia VIC 3155 Sold Price **\$581,000** Sold Date **05-Oct-19**

 2  1  1

Distance **0.62km**



3/189 Dorset Road Boronia VIC 3155 Sold Price **\$567,000** Sold Date **26-Nov-19**

 2  1  1

Distance **1.21km**

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

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