

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

2C MCDONALD CRESCENT 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

\$650,000

&

\$695,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$846,000

Property type

House

Suburb

Boronia

Period-from

01 Nov 2023

to

31 Oct 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

412 DORSET ROAD BORONIA VIC 3155	\$690,000	19-Oct-24
24 OLD FOREST ROAD THE BASIN VIC 3154	\$660,000	29-Jun-24
8 SHELLY AVENUE BORONIA VIC 3155	\$695,000	22-Jun-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: 12 November 2024



412 DORSET ROAD BORONIA VIC 3155

Sold Price

^{RS}

\$690,000

Sold Date

19-Oct-24



3



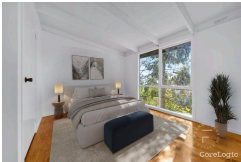
1



2

Distance

1.69km



24 OLD FOREST ROAD THE BASIN VIC 3154

Sold Price

\$660,000

Sold Date

29-Jun-24



3



1



1

Distance

1.29km



8 SHELLY AVENUE BORONIA VIC 3155

Sold Price

\$695,000

Sold Date

22-Jun-24



3



1



2

Distance

1.98km

RS = Recent sale

UN = Undisclosed Sale

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