

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

1/249 BORONIA 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

\$660,000

&

\$700,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$642,783

Property type

Unit

Suburb

Boronia

Period-from

01 May 2022

to

30 Apr 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

2/35 DEVENISH ROAD BORONIA VIC 3155	\$660,000	08-Feb-23
1/13 DARWIN ROAD BORONIA VIC 3155	\$670,000	31-Jan-23
2/1 FARNHAM ROAD BAYSWATER VIC 3153	\$686,000	11-Jan-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: 10 May 2023



2/35 DEVENISH ROAD BORONIA VIC 3155

Sold Price

\$660,000

Sold Date

08-Feb-23


3



2



2

Distance

0.89km


1/13 DARWIN ROAD BORONIA VIC 3155

Sold Price

\$670,000

Sold Date

31-Jan-23


3



1



1

Distance

1.21km


2/1 FARNHAM ROAD BAYSWATER VIC 3153

Sold Price

\$686,000

Sold Date

11-Jan-23


3



1



1

Distance

1.38km

RS = Recent sale

UN = Undisclosed Sale

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