



STATEMENT OF INFORMATION

1/5 OWEN STREET, BORONIA
PREPARED BY BELL REAL ESTATE MONTROSE, 896 MT DANDENONG ROAD, MONTROSE

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

1/5 Owen 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

\$680,000

&

\$740,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$615,000

Property type

Unit

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 Moncoe Street Boronia VIC 3155	\$695,000	07-Jul-21
23 Paisley Avenue Boronia VIC 3155	\$735,000	19-May-21
8 Marie Street Boronia VIC 3155	\$738,800	27-Mar-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.~~

This Statement of Information was prepared on: 27 September 2021

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21 Moncoe Street Boronia VIC 3155 Sold Price **\$695,000** Sold Date **07-Jul-21**

3 1 2

Distance **0.28km**



23 Paisley Avenue Boronia VIC 3155 Sold Price **\$735,000** Sold Date **19-May-21**

3 1 3

Distance **0.46km**



8 Marie Street Boronia VIC 3155 Sold Price **\$738,800** Sold Date **27-Mar-21**

3 1 1

Distance **0.5km**

RS = Recent sale UN = Undisclosed Sale

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