

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

3/2 TULIP 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

\$520,000

&

\$570,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$629,500

Property type

Unit

Suburb

Boronia

Period-from

01 Jun 2022

to

31 May 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

4/3 NARCISSUS AVENUE BORONIA VIC 3155	\$525,000	12-Apr-23
2/5 NARCISSUS AVENUE BORONIA VIC 3155	\$554,000	11-Apr-23
1/14 PINE CRESCENT BORONIA VIC 3155	\$568,888	17-Jun-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: 29 June 2023



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

 2  2  1

Sold Price **\$525,000** Sold Date **12-Apr-23**

Distance **0.04km**

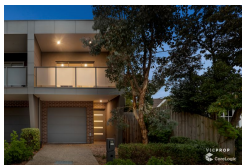


**2/5 NARCISSUS AVENUE BORONIA
VIC 3155**

 2  2  1

Sold Price **\$554,000** Sold Date **11-Apr-23**

Distance **0.06km**



**1/14 PINE CRESCENT BORONIA VIC
3155**

 2  2  1

^{RS} Sold Price **\$568,888** Sold Date **17-Jun-23**

Distance **0.19km**

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

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