

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

5/222 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

\$480,000

&

\$520,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$583,000

Property type

Unit

Suburb

Boronia

Period-from

01 Oct 2019

to

30 Sep 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

6/10 Woodvale Road Boronia VIC 3155	\$480,000	21-May-20
4/5 Cypress Avenue Boronia VIC 3155	\$495,000	13-Jun-20
9/43 Chandler Road Boronia VIC 3155	\$525,000	21-Jun-20

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: 07 October 2020



6/10 Woodvale Road Boronia VIC 3155

Sold Price

\$480,000

Sold Date

21-May-20

 2  2  1

Distance

0.24km



4/5 Cypress Avenue Boronia VIC 3155

Sold Price

\$495,000

Sold Date

13-Jun-20

 2  2  1

Distance

0.73km



9/43 Chandler Road Boronia VIC 3155

Sold Price

\$525,000

Sold Date

21-Jun-20

 2  1  1

Distance

1.53km

RS = Recent sale

UN = Undisclosed Sale

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