

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

1/26 CYPRESS AVENUE 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

\$750,000

&

\$825,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$825,500

Property type

House

Suburb

Boronia

Period-from

01 Oct 2022

to

30 Sep 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

1/24 ROSE AVENUE BORONIA VIC 3155	\$744,000	22-Apr-23
3/207 BORONIA ROAD BORONIA VIC 3155	\$795,000	02-Sep-23
1/34 GERTONIA AVENUE BORONIA VIC 3155	\$820,000	29-May-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: 04 October 2023



1/24 ROSE AVENUE BORONIA VIC 3155

Sold Price

\$744,000

Sold Date

22-Apr-23

3

2

2

Distance

1.17km



3/207 BORONIA ROAD BORONIA VIC 3155

Sold Price

^{RS} **\$795,000**

Sold Date

02-Sep-23

3

2

2

Distance

0.81km



1/34 GERTONIA AVENUE BORONIA VIC 3155

Sold Price

\$820,000

Sold Date

29-May-23

3

2

2

Distance

1.83km

RS = Recent sale

UN = Undisclosed Sale

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