



## STATEMENT OF INFORMATION

3/5 OAK AVENUE, 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

3/5 Oak Avenue Boronia VIC 3155

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$640,000

&

\$690,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$615,000

Property type

Unit

Suburb

Boronia

Period-from

01 Oct 2020

to

30 Sep 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

|                                       |           |           |
|---------------------------------------|-----------|-----------|
| 1A/12 Woodmason Road Boronia VIC 3155 | \$650,000 | 13-Sep-21 |
| 3/223 Forest Road Boronia VIC 3155    | \$660,000 | 17-Jul-21 |
| 2/3 Sutton Avenue Boronia VIC 3155    | \$640,000 | 14-Jul-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: 11 October 2021

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## 1A/12 Woodmason Road Boronia VIC 3155

3 1 2

Sold Price <sup>RS</sup> **\$650,000** <sup>UN</sup> Sold Date **13-Sep-21**

Distance **0.66km**



## 3/223 Forest Road Boronia VIC 3155

3 1 2

Sold Price <sup>RS</sup> **\$660,000** <sup>UN</sup> Sold Date **17-Jul-21**

Distance **1.14km**



## 2/3 Sutton Avenue Boronia VIC 3155

3 1 2

Sold Price **\$640,000** Sold Date **14-Jul-21**

Distance **1.58km**

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

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