

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

2 HILLSIDE 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

\$880,000

or range
between

&

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

57 BERESFORD DRIVE BORONIA VIC 3155	\$806,000	09-Sep-23
18 DEVENISH ROAD BORONIA VIC 3155	\$835,000	03-Jun-23
1086 MOUNTAIN HIGHWAY BORONIA VIC 3155	\$855,000	12-Jul-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: 18 October 2023


**57 BERESFORD DRIVE BORONIA
VIC 3155**

Sold Price

^{RS} **\$806,000** ^{UN}

Sold Date **09-Sep-23**
 3  1  1

Distance **1.24km**

**18 DEVENISH ROAD BORONIA VIC
3155**

Sold Price

\$835,000

Sold Date **03-Jun-23**
 3  1  4

Distance **1.81km**

**1086 MOUNTAIN HIGHWAY
BORONIA VIC 3155**

Sold Price

\$855,000

Sold Date **12-Jul-23**
 4  1  -

Distance **0.86km**
RS = Recent sale

UN = Undisclosed Sale

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