

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

3/26 STONEHAVEN 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

\$600,000

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$612,250

Property type

Unit

Suburb

Boronia

Period-from

01 Sep 2022

to

31 Aug 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

5/36 SINCLAIR ROAD BAYSWATER VIC 3153	\$620,000	13-Jun-23
1/12 PINE CRESCENT BORONIA VIC 3155	\$632,000	11-Jun-23
6/271 BORONIA ROAD BORONIA VIC 3155	\$660,000	27-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: 26 September 2023



5/36 SINCLAIR ROAD BAYSWATER VIC 3153

Sold Price

\$620,000

Sold Date

13-Jun-23

2

1

1

Distance

1.44km



1/12 PINE CRESCENT BORONIA VIC 3155

Sold Price

\$632,000

Sold Date

11-Jun-23

2

1

1

Distance

0.18km



6/271 BORONIA ROAD BORONIA VIC 3155

Sold Price

^{RS} **\$660,000**

Sold Date

27-Jul-23

2

1

1

Distance

0.93km

RS = Recent sale

UN = Undisclosed Sale

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