

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

32 Narcissus 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

\$665,000

*House

X

*Unit

Suburb

Boronia

Period-from

01 Sep 2018

to

31 Aug 2019

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

46 Pine Crescent Boronia VIC 3155	\$770,000	15-Mar-19
19 Zeising Court Boronia VIC 3155	\$820,000	25-Mar-19
14 Wilson Street Ferntree Gully VIC 3156	\$720,000	07-Jun-19

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: 03 September 2019

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46 Pine Crescent Boronia VIC 3155 Sold Price **\$770,000** Sold Date **15-Mar-19**

 4  1  2

Distance **0.52km**



19 Zeising Court Boronia VIC 3155 Sold Price **\$820,000** Sold Date **25-Mar-19**

 4  2  1

Distance **0.8km**

14 Wilson Street Ferntree Gully VIC 3156 Sold Price **\$720,000** Sold Date **07-Jun-19**

 2  1  1

Distance **1.37km**

RS = Recent sale

UN = Undisclosed Sale

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