

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

5/41 Bambury Street 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

\$540,000

&

\$580,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$580,000

Property type

Unit

Suburb

Boronia

Period-from

01 May 2020

to

30 Apr 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

1/26 Duncan Avenue Boronia VIC 3155	\$570,000	04-Mar-21
8/43 Chandler Road Boronia VIC 3155	\$540,500	06-Feb-21
1/44 Boronia Road Boronia VIC 3155	\$555,000	19-Jan-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: 19 May 2021



1/26 Duncan Avenue Boronia VIC 3155

Sold Price

^{RS}

\$570,000

Sold Date

04-Mar-21

 2

 1

 1

Distance

1.92km



8/43 Chandler Road Boronia VIC 3155

Sold Price

\$540,500

Sold Date

06-Feb-21

 2

 1

 1

Distance

0.38km



1/44 Boronia Road Boronia VIC 3155

Sold Price

\$555,000

Sold Date

19-Jan-21

 2

 1

 1

Distance

0.68km

RS = Recent sale

UN = Undisclosed Sale

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