

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 HAERING ROAD 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

\$788,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$855,500

Property type

House

Suburb

Boronia

Period-from

01 Jul 2023

to

30 Jun 2024

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

7 MCCOMB CRESCENT BAYSWATER VIC 3153	\$838,000	11-May-24
12 PECK STREET BAYSWATER VIC 3153	\$800,000	04-May-24
24 YARRAN GROVE BAYSWATER VIC 3153	\$753,800	27-Apr-24

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: 24 July 2024



7 MCCOMB CRESCENT BAYSWATER VIC 3153

4 1 2

Sold Price

RS

\$838,000

Sold Date

11-May-24

Distance

0.25km



12 PECK STREET BAYSWATER VIC 3153

3 1 1

Sold Price

\$800,000

Sold Date

04-May-24

Distance

1.83km



24 YARRAN GROVE BAYSWATER VIC 3153

3 1 2

Sold Price

\$753,800

Sold Date

27-Apr-24

Distance

1.02km

RS = Recent sale

UN = Undisclosed Sale

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