

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

1/1 TULIP CRESCENT 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

\$780,000

&

\$850,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$846,000

Property type

House

Suburb

Boronia

Period-from

01 Nov 2023

to

31 Oct 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

1/32 NARCISSUS AVENUE BORONIA VIC 3155	\$887,000	10-Aug-24
3/11 GREVILLEA AVENUE BORONIA VIC 3155	\$860,000	30-Oct-24
1/8 VALERIE STREET BORONIA VIC 3155	\$807,500	18-Jun-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: 19 November 2024

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**1/32 NARCISSUS AVENUE
BORONIA VIC 3155**

 3  2  2

Sold Price

\$887,000

Sold Date **10-Aug-24**

Distance

0.41km



**3/11 GREVILLEA AVENUE
BORONIA VIC 3155**

 4  3  1

Sold Price

^{RS} **\$860,000**

Sold Date **30-Oct-24**

Distance

0.58km



**1/8 VALERIE STREET BORONIA VIC
3155**

 3  2  -

Sold Price

\$807,500

Sold Date **18-Jun-24**

Distance

0.93km

RS = Recent sale

UN = Undisclosed Sale

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