

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

3/18 ROSELLA 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

\$650,000

&

\$680,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$651,500

Property type

Unit

Suburb

Boronia

Period-from

01 Mar 2023

to

29 Feb 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

6/18 BAMBURY STREET BORONIA VIC 3155

\$658,000

21-Nov-23

2/3 MALCOLM STREET BORONIA VIC 3155

\$661,000

01-Dec-23

10/317 DORSET ROAD BORONIA VIC 3155

\$685,000

07-Dec-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: 21 March 2024


**6/18 BAMBURY STREET BORONIA
VIC 3155**
 3  1  1

Sold Price

\$658,000

Sold Date

21-Nov-23

Distance

0.32km

**2/3 MALCOLM STREET BORONIA
VIC 3155**
 3  1  2

Sold Price

^{RS} **\$661,000**

Sold Date

01-Dec-23

Distance

0.94km

**10/317 DORSET ROAD BORONIA
VIC 3155**
 3  1  2

Sold Price

\$685,000

Sold Date

07-Dec-23

Distance

0.68km
RS = Recent sale

UN = Undisclosed Sale

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