



*Statement of Information*

Section 47AF of the Estate Agents Act 1980

2/2 Tunstall Avenue,  
Boronia VIC 3155

Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

**\$530,000 - \$580,000**

Median sale price

**\$670,000**

Median **Unit** price for **Boronia** from **Corelogic** from the 01/10/2021 – 30/09/2022.

Comparable Property Sales

3/294 Dorset Road, Boronia VIC 3155	\$550,000	Sold 5th <sup>th</sup> of September 2022
2/2 Douglas Street, Boronia VIC 3155	\$545,000	Sold 1 <sup>st</sup> of September 2022
3/41 Pine Crescent, Boronia VIC 3155	\$525,000	Sold 3rd of August 2022

UNIT



2 Bed



1 Bath



1 Car

**Harcourts Wantirna**  
Shop 5/249 Stud Road  
Wantirna VIC 3152

**Harcourts**

This Statement of Information was prepared on: 15<sup>th</sup> October 2022