

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

3/20 Elsie Street, Boronia Vic 3155

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$595,000

&

\$650,000

Median sale price

Median price

\$646,250

Property Type

Unit

Suburb

Boronia

Period - From

01/01/2023

to

31/12/2023

Source

REIV

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 six 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	2F Rangeview Rd BORONIA 3155	\$620,000	23/12/2023
2	2/113 Dorset Rd BORONIA 3155	\$610,000	30/01/2024
3	6/5 Narcissus Av BORONIA 3155	\$600,000	24/11/2023

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 six months.~~

This Statement of Information was prepared on:

12/02/2024 15:23

**Property Type:** Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$595,000 - \$650,000

Median Unit Price

Year ending December 2023: \$646,250

Comparable Properties

**2F Rangeview Rd BORONIA 3155 (REI)**

Agent Comments

**Price:** \$620,000**Method:** Private Sale**Date:** 23/12/2023**Property Type:** Townhouse (Res)**Land Size:** 1985 sqm approx**2/113 Dorset Rd BORONIA 3155 (REI)**

Agent Comments

**Price:** \$610,000**Method:** Private Sale**Date:** 30/01/2024**Property Type:** Unit**Land Size:** 160 sqm approx**6/5 Narcissus Av BORONIA 3155 (REI/VG)**

Agent Comments

**Price:** \$600,000**Method:** Private Sale**Date:** 24/11/2023**Property Type:** Townhouse (Single)**Land Size:** 110 sqm approx