

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

4/2 RANGEVIEW 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

or range
between

\$590,000

&

\$645,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$660,000

Property type

Unit

Suburb

Boronia

Period-from

01 Jun 2021

to

31 May 2022

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

18/57 CHANDLER ROAD BORONIA VIC 3155	\$622,000	15-Feb-22
3/16 ROSELLA AVENUE BORONIA VIC 3155	\$599,999	29-Jan-22
1/2 CENTRAL AVENUE BORONIA VIC 3155	\$690,000	27-May-22

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: 28 June 2022



18/57 CHANDLER ROAD BORONIA VIC 3155 Sold Price **\$622,000** Sold Date **15-Feb-22**

2 1 1 Distance **0.21km**



3/16 ROSELLA AVENUE BORONIA VIC 3155 Sold Price **\$599,999** Sold Date **29-Jan-22**

2 2 1 Distance **0.15km**



1/2 CENTRAL AVENUE BORONIA VIC 3155 Sold Price ^{RS} **\$690,000** Sold Date **27-May-22**

2 1 1 Distance **0.52km**



1/13 CYPRESS AVENUE BORONIA VIC 3155 Sold Price ^{RS} **\$600,000** Sold Date **24-Jun-22**

2 1 1 Distance **0.89km**

RS = Recent sale UN = Undisclosed Sale

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