

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

2/30 FARADAY STREET 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

\$820,000

&

\$895,000

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

1/26 CYPRESS AVENUE BORONIA VIC 3155	\$865,000	16-Oct-23
1/31 PINE CRESCENT BORONIA VIC 3155	\$890,000	08-Mar-24
1/5 VIVIENNE AVENUE BORONIA VIC 3155	\$900,000	16-Oct-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: 26 March 2024



**1/26 CYPRESS AVENUE BORONIA
VIC 3155**

Sold Price

\$865,000

Sold Date

16-Oct-23



3



2



2

Distance

1.25km



**1/31 PINE CRESCENT BORONIA VIC
3155**

Sold Price

^{RS} **\$890,000**

Sold Date

08-Mar-24



4



3



1

Distance

1.28km



**1/5 VIVIENNE AVENUE BORONIA
VIC 3155**

Sold Price

\$900,000

Sold Date

16-Oct-23



4



2



2

Distance

0.6km

RS = Recent sale

UN = Undisclosed Sale

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