

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

2/65 Stewart 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

\$660,000

&

\$690,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$580,000

Property type

Unit

Suburb

Boronia

Period-from

01 May 2020

to

30 Apr 2021

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

4/988 Mountain Highway Boronia VIC 3155	\$685,000	19-Dec-20
2/80 Stewart Street Boronia VIC 3155	\$660,000	04-May-21
3/35 Devenish Road Boronia VIC 3155	\$686,000	04-Dec-20

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: 17 May 2021



4/988 Mountain Highway Boronia VIC 3155

 3  2  2

Sold Price

\$685,000

Sold Date **19-Dec-20**

Distance **1.53km**



2/80 Stewart Street Boronia VIC 3155

 3  2  2

Sold Price

^{RS} **\$660,000**

Sold Date **04-May-21**

Distance **0.08km**



3/35 Devenish Road Boronia VIC 3155

 3  2  2

Sold Price

\$686,000

Sold Date **04-Dec-20**

Distance **1.94km**

RS = Recent sale

UN = Undisclosed Sale

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