

## 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

3/17 Albert 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$540,000

&

\$590,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$580,000

Property type

Unit

Suburb

Boronia

Period-from

01 Jun 2020

to

31 May 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

6/2 William Street Boronia VIC 3155	\$560,000	27-Mar-21
5/3 Narcissus Avenue Boronia VIC 3155	\$550,000	19-May-21
6/3 Narcissus Avenue Boronia VIC 3155	\$545,000	17-Mar-21

**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: 11 June 2021



**6/2 William Street Boronia VIC 3155** Sold Price **\$560,000** Sold Date **27-Mar-21**

 2  1  1

Distance **0.73km**



**5/3 Narcissus Avenue Boronia VIC 3155** Sold Price <sup>RS</sup> **\$550,000** Sold Date **19-May-21**

 2  2  1

Distance **1.26km**



**6/3 Narcissus Avenue Boronia VIC 3155** Sold Price **\$545,000** Sold Date **17-Mar-21**

 2  2  1

Distance **1.26km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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