

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 ROWSON 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

\$750,000

&

\$825,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$612,250

Property type

Unit

Suburb

Boronia

Period-from

01 Nov 2022

to

31 Oct 2023

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

2/28 GERTONIA AVENUE BORONIA VIC 3155	\$757,000	14-Oct-23
1/6 CYPRESS AVENUE BORONIA VIC 3155	\$775,000	25-Aug-23
1/28 CYPRESS AVENUE BORONIA VIC 3155	\$800,000	07-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: 21 November 2023


**2/28 GERTONIA AVENUE
BORONIA VIC 3155**
 3  2  2

Sold Price

^{RS} **\$757,000** Sold Date **14-Oct-23**

Distance **1.29km**

**1/6 CYPRESS AVENUE BORONIA
VIC 3155**
 4  3  2

Sold Price

^{RS} **\$775,000** Sold Date **25-Aug-23**

Distance **0.73km**

**1/28 CYPRESS AVENUE BORONIA
VIC 3155**
 3  2  3

Sold Price

^{RS} **\$800,000** Sold Date **07-Oct-23**

Distance **1.08km**
RS = Recent sale

UN = Undisclosed Sale

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