

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

11 PASCOE 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

\$750,000

&

\$820,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$836,500

Property type

House

Suburb

Boronia

Period-from

01 Feb 2024

to

31 Jan 2025

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

10 DAFFODIL ROAD BORONIA VIC 3155	\$825,000	04-Dec-24
27A PINE CRESCENT BORONIA VIC 3155	\$810,000	19-Oct-24
126 DORSET ROAD BORONIA VIC 3155	\$772,000	03-Dec-24

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.~~

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10 DAFFODIL ROAD BORONIA VIC 3155 Sold Price **\$825,000** Sold Date **04-Dec-24**

3 1 2

Distance **0.16km**



27A PINE CRESCENT BORONIA VIC 3155 Sold Price **\$810,000** Sold Date **19-Oct-24**

3 1 1

Distance **0.75km**



126 DORSET ROAD BORONIA VIC 3155 Sold Price **\$772,000** Sold Date **03-Dec-24**

3 1 2

Distance **0.66km**

RS = Recent sale

UN = Undisclosed Sale

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