

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

6/7 HASTINGS AVENUE 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

\$570,000

&

\$620,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$657,000

Property type

Unit

Suburb

Boronia

Period-from

01 Jul 2023

to

30 Jun 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

3/11 IRIS CRESCENT BORONIA VIC 3155	\$585,000	25-Apr-24
8/13 ALLANDALE ROAD BORONIA VIC 3155	\$590,000	02-Jul-24
4/16 OAK AVENUE BORONIA VIC 3155	\$605,000	26-Feb-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.~~

This Statement of Information was prepared on: 24 July 2024


3/11 IRIS CRESCENT BORONIA VIC 3155

Sold Price

\$585,000

Sold Date

25-Apr-24
 2

 2

 1

Distance

0.9km

8/13 ALLANDALE ROAD BORONIA VIC 3155

Sold Price

^{RS} **\$590,000**

Sold Date

02-Jul-24
 2

 2

 1

Distance

0.38km

4/16 OAK AVENUE BORONIA VIC 3155

Sold Price

\$605,000

Sold Date

26-Feb-24
 2

 1

 1

Distance

0.68km
RS = Recent sale

UN = Undisclosed Sale

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