



STATEMENT OF INFORMATION

1/32 PINE CRESCENT, BORONIA

PREPARED BY BELL REAL ESTATE MONTROSE, 896 MT DANDENONG ROAD, MONTROSE

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

1/32 Pine Crescent 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

\$630,000

&

\$670,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$640,500

Property type

Unit

Suburb

Boronia

Period-from

01 Feb 2021

to

31 Jan 2022

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

7/92 Devenish Road Boronia VIC 3155	\$662,000	25-Nov-21
2/44 Central Avenue Boronia VIC 3155	\$667,000	30-Nov-21
3/8 Narcissus Avenue Boronia VIC 3155	\$654,000	05-Oct-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: 02 February 2022

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7/92 Devenish Road Boronia VIC 3155

Sold Price **\$662,000** Sold Date **25-Nov-21**

2 1 1

Distance **1.26km**



2/44 Central Avenue Boronia VIC 3155

Sold Price **\$667,000** Sold Date **30-Nov-21**

2 1 1

Distance **1.43km**



3/8 Narcissus Avenue Boronia VIC 3155

Sold Price **\$654,000** Sold Date **05-Oct-21**

2 1 2

Distance **0.5km**

RS = Recent sale UN = Undisclosed Sale

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