

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

1/19 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

\$440,000

&

\$480,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$585,000

Property type

Unit

Suburb

Boronia

Period-from

01 May 2019

to

30 Apr 2020

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

2/31 Cypress Avenue Boronia VIC 3155	\$440,999	09-Dec-19
1/41 Pine Crescent Boronia VIC 3155	\$479,000	30-Dec-19
3/44 Boronia Road Boronia VIC 3155	\$480,000	16-Mar-20

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 May 2020



2/31 Cypress Avenue Boronia VIC 3155

Sold Price

\$440,999

Sold Date

09-Dec-19

 2

 1

 1

Distance

0.27km



1/41 Pine Crescent Boronia VIC 3155

Sold Price

\$479,000

Sold Date

30-Dec-19

 2

 1

 1

Distance

0.35km



3/44 Boronia Road Boronia VIC 3155

Sold Price

\$480,000

Sold Date

16-Mar-20

 2

 1

 1

Distance

1.11km

RS = Recent sale

UN = Undisclosed Sale

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