

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

1/24 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

\$640,000

&

\$680,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$583,000

Property type

Unit

Suburb

Boronia

Period-from

01 Jun 2020

to

31 May 2021

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

2/26 Stonehaven Avenue Boronia VIC 3155	\$660,000	30-Mar-21
1/3 Paton Crescent Boronia VIC 3155	\$641,650	01-Feb-21
14 Debson Close Boronia VIC 3155	\$680,000	25-Mar-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: 16 June 2021



2/26 Stonehaven Avenue Boronia VIC 3155

Sold Price **\$660,000** Sold Date **30-Mar-21**

 2  1  1

Distance **0.28km**



1/3 Paton Crescent Boronia VIC 3155

Sold Price **\$641,650** Sold Date **01-Feb-21**

 2  1  1

Distance **0.95km**



14 Debson Close Boronia VIC 3155

Sold Price **\$680,000** Sold Date **25-Mar-21**

 2  1  1

Distance **2km**

RS = Recent sale **UN** = Undisclosed Sale

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