

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

4/2 Tunstall 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

\$560,000

&

\$600,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$580,000

Property type

Unit

Suburb

Boronia

Period-from

01 Jan 2020

to

31 Dec 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

7/196 Scoresby Road Boronia VIC 3155	\$562,000	25-Oct-20
1/20 Cypress Avenue Boronia VIC 3155	\$581,000	24-Oct-20
4/1-3 Bertram Road Bayswater VIC 3153	\$600,000	08-Oct-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: 06 January 2021



7/196 Scoresby Road Boronia VIC 3155

Sold Price

\$562,000

Sold Date

25-Oct-20

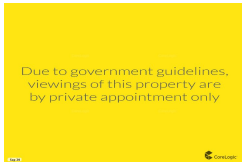
 2

 1

 1

Distance

1.74km



1/20 Cypress Avenue Boronia VIC 3155

Sold Price

^{RS}

\$581,000

Sold Date

24-Oct-20

 2

 1

 2

Distance

1.43km



4/1-3 Bertram Road Bayswater VIC 3153

Sold Price

\$600,000

Sold Date

08-Oct-20

 2

 1

 2

Distance

0.98km

RS = Recent sale

UN = Undisclosed Sale

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