

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

299 Boronia Road, Boronia Vic 3155

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,050,000

&

\$1,150,000

Median sale price

Median price \$850,000

Property Type House

Suburb Boronia

Period - From 01/10/2023

to

31/12/2023

Source REIV

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 six 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
1	2 Alwyn St BAYSWATER 3153	\$1,100,000	01/02/2024
2	48 Scoresby Rd BAYSWATER 3153	\$1,064,000	10/02/2024
3			

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 six months.~~

This Statement of Information was prepared on:

25/03/2024 09:47



3 2 7

Property Type: House
Land Size: 993 sqm approx
Agent Comments

Indicative Selling Price
\$1,050,000 - \$1,150,000
Median House Price
December quarter 2023: \$850,000

Comparable Properties



2 Alwyn St BAYSWATER 3153 (VG)

Agent Comments

3 - -

Price: \$1,100,000
Method: Sale
Date: 01/02/2024
Property Type: Development Site (Res)
Land Size: 969 sqm approx



48 Scoresby Rd BAYSWATER 3153 (REI)

Agent Comments

3 1 3

Price: \$1,064,000
Method: Auction Sale
Date: 10/02/2024
Property Type: House (Res)
Land Size: 980 sqm approx

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 six months.