## Statement of Information

# Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

Price

Address	299 Boronia Road, Boronia Vic 3155
Including suburb and	
postcode	

#### Indicative selling price

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

#### Median sale price

Median price	\$850,000	Pro	perty 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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

#### Address of comparable property

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



Date of sale







**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)

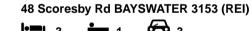
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**Price:** \$1,100,000 **Method:** Sale **Date:** 01/02/2024

Property Type: Development Site (Res)

Land Size: 969 sqm approx

**Agent Comments** 



**Price:** \$1,064,000 **Method:** Auction Sale **Date:** 10/02/2024

**Property Type:** House (Res) **Land Size:** 980 sqm approx

**Agent Comments** 

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.

**Account** - Woodards | P: 0390563899



