

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

1/32 RUSSELL 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

\$790,000

&

\$869,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$612,250

Property type

Unit

Suburb

Boronia

Period-from

01 Nov 2022

to

31 Oct 2023

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

2/39 ALLANFIELD CRESCENT BORONIA VIC 3155	\$900,000	03-Jul-23
1/73 COMMERCIAL ROAD FERNTREE GULLY VIC 3156	\$919,000	04-Oct-23
2/12 DUNCAN AVENUE BORONIA VIC 3155	\$915,050	21-Nov-23

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: 28 November 2023


**2/39 ALLANFIELD CRESCENT
BORONIA VIC 3155**

 3
  2
  2

Sold Price **\$900,000** Sold Date **03-Jul-23**

Distance **0.47km**


**1/73 COMMERCIAL ROAD
FERNTREE GULLY VIC 3156**

 3
  2
  2

Sold Price ^{RS} **\$919,000** Sold Date **04-Oct-23**

Distance **2.7km**


**2/12 DUNCAN AVENUE BORONIA
VIC 3155**

 3
  2
  2

Sold Price ^{RS} **\$915,050** Sold Date **21-Nov-23**

Distance **1.72km**

RS = Recent sale

UN = Undisclosed Sale

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