

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

7/1 CHANDLER ROAD 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

\$370,000

&

\$400,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$650,000

Property type

Unit

Suburb

Boronia

Period-from

01 Apr 2023

to

31 Mar 2024

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

106/3 CHANDLER ROAD BORONIA VIC 3155	\$375,000	22-Feb-24
102/6 OAK AVENUE BORONIA VIC 3155	\$415,000	12-Apr-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: 29 April 2024



**106/3 CHANDLER ROAD BORONIA
VIC 3155**

Sold Price

RS

\$375,000

Sold Date

22-Feb-24



2



1



1

Distance

0.02km



**102/6 OAK AVENUE BORONIA VIC
3155**

Sold Price

\$415,000

Sold Date

12-Apr-23



2



1



1

Distance

0.17km

RS = Recent sale

UN = Undisclosed Sale

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