

Ryan Bell

P 03 8761 0688

M 0417 052 297

E ryan@bellrealestate.com.au

Section 47AF of the Estate Agents Act 1980

HOUSE Offered for Sale

32 Moroney Street Boronia VIC 3155

 3  2  1

Indicative Selling Price

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

Range between \$620,000 & \$680,000

Median Sale Price

\$740,000 Houses in Boronia between 01 Jan 2018 - 31 Dec 2018

Source: CoreLogic

Comparable Property Sales

These are the 3 properties sold within 2 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.



7 Lyndon Road Boronia VIC 3155

Sold Price

\$657,000

Sold Date

10-Dec-18

 3  1  2

Distance

0.85km



4 Verbena Avenue The Basin VIC 3154

Sold Price

\$670,000

Sold Date

27-Jul-18

 3  2  2

Distance

1.17km



14 Cedar Crescent Boronia VIC 3155

Sold Price

\$675,000

Sold Date

26-Sep-18

 3  1  1

Distance

1.51km

DISCLAIMER Whilst all reasonable effort is made to ensure the information in this publication is current, CoreLogic does not warrant the accuracy or completeness of the data and information contained in this publication and to the full extent not prohibited by law excludes all for any loss or damage arising in connection with the data and information contained in this publication.

The State of Victoria owns the copyright in the Property Sales Data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the Property Sales Data and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.