

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

4/23 Stradbroke 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

\$590,000

&

\$649,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$581,000

Property type

Unit

Suburb

Boronia

Period-from

01 Mar 2020

to

28 Feb 2021

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

1/44 Boronia Road Boronia VIC 3155	\$555,000	02-Feb-21
13/235 Scoresby Road Boronia VIC 3155	\$571,000	15-Jan-21
4/39 Devenish Road Boronia VIC 3155	\$588,500	04-Dec-20

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: 23 March 2021



1/44 Boronia Road Boronia VIC 3155

Sold Price

^{RS}

\$555,000

Sold Date

02-Feb-21

 2

 1

 1

Distance

1.12km



13/235 Scoresby Road Boronia VIC 3155

Sold Price

\$571,000

Sold Date

15-Jan-21

 2

 1

 1

Distance

1.46km



4/39 Devenish Road Boronia VIC 3155

Sold Price

^{RS}

\$588,500

Sold Date

04-Dec-20

 2

 1

 1

Distance

1.87km

RS = Recent sale

UN = Undisclosed Sale

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