

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

102/6 OAK AVENUE 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

\$390,000

&

\$420,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$640,000

Property type

Unit

Suburb

Boronia

Period-from

01 Mar 2022

to

28 Feb 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

3/2 WOODVALE ROAD BORONIA VIC 3155	\$411,000	01-Oct-22
106/290 DORSET ROAD BORONIA VIC 3155	\$415,000	09-Feb-23
9/17 TORMORE ROAD BORONIA VIC 3155	\$420,000	02-Oct-22

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 March 2023



**3/2 WOODVALE ROAD BORONIA
VIC 3155**

2 1 1

Sold Price

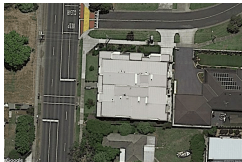
\$411,000

Sold Date

01-Oct-22

Distance

1.03km



**106/290 DORSET ROAD BORONIA
VIC 3155**

2 1 1

Sold Price

\$415,000

Sold Date

09-Feb-23

Distance

0.14km



**9/17 TORMORE ROAD BORONIA
VIC 3155**

2 1 1

Sold Price

\$420,000

Sold Date

02-Oct-22

Distance

0.8km

RS = Recent sale

UN = Undisclosed Sale

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