

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

3/14 PINE 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

\$630,000

&

\$670,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$651,500

Property type

Unit

Suburb

Boronia

Period-from

01 Mar 2023

to

29 Feb 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

2/1 PINE CRESCENT BORONIA VIC 3155

\$639,950

23-Jan-24

4C ORCHID AVENUE BORONIA VIC 3155

\$636,314

07-Oct-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: 20 March 2024



2/1 PINE CRESCENT BORONIA VIC 3155

Sold Price

^{RS}

\$639,950

Sold Date

23-Jan-24

 3

 1

 -

Distance

0.16km



4C ORCHID AVENUE BORONIA VIC 3155

Sold Price

\$636,314

Sold Date

07-Oct-23

 3

 3

 2

Distance

0.5km

RS = Recent sale

UN = Undisclosed Sale

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