

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

5/5 TUNSTALL 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

\$690,000

&

\$759,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$670,000

Property type

Unit

Suburb

Boronia

Period-from

01 Sep 2021

to

31 Aug 2022

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

2/362 DORSET ROAD BORONIA VIC 3155	\$750,000	16-Jul-22
3/44 ELIZABETH STREET BAYSWATER VIC 3153	\$740,000	02-Sep-22
3/43 NARCISSUS AVENUE BORONIA VIC 3155	\$738,000	02-Apr-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: 20 September 2022



**2/362 DORSET ROAD BORONIA
VIC 3155**

 3  2  2

Sold Price **\$750,000** Sold Date **16-Jul-22**

Distance **0.63km**



**3/44 ELIZABETH STREET
BAYSWATER VIC 3153**

 3  2  2

Sold Price ^{RS} **\$740,000** Sold Date **02-Sep-22**

Distance **1.59km**



**3/43 NARCISSUS AVENUE
BORONIA VIC 3155**

 3  1  2

Sold Price **\$738,000** Sold Date **02-Apr-22**

Distance **1.7km**

RS = Recent sale

UN = Undisclosed Sale

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