

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

3/6 TULIP 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

\$600,000

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$660,000

Property type

Unit

Suburb

Boronia

Period-from

01 Jul 2021

to

30 Jun 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

3/1A BUCHANAN STREET BORONIA VIC 3155	\$650,000	02-Feb-22
9/294 BORONIA ROAD BORONIA VIC 3155	\$660,000	29-Jan-22
2/10 ST ELMO AVENUE FERNTREE GULLY VIC 3156	\$660,000	05-May-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: 04 July 2022



**3/1A BUCHANAN STREET
BORONIA VIC 3155**

 2  1  1

Sold Price

\$650,000

Sold Date

02-Feb-22

Distance

1.15km



**9/294 BORONIA ROAD BORONIA
VIC 3155**

 3  2  1

Sold Price

\$660,000

Sold Date

29-Jan-22

Distance

1.17km



**2/10 ST ELMO AVENUE FERNTREE
GULLY VIC 3156**

 3  1  1

Sold Price

Sold Date

05-May-22

Distance

1.56km

RS = Recent sale

UN = Undisclosed Sale

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