

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

3/28 Central 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

\$500,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$540,000

Property type

Unit

Suburb

Boronia

Period-from

01 Oct 2018

to

30 Sep 2019

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

1/3 Girdwood Road Boronia VIC 3155	\$500,000	19-Jul-19
1/10 Elsie Street Boronia VIC 3155	\$520,000	02-Jul-19
3/7 Daffodil Road Boronia VIC 3155	\$530,500	19-Jun-19

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: 21 October 2019



1/3 Girdwood Road Boronia VIC 3155

Sold Price **\$500,000** Sold Date **19-Jul-19**

 2  1  1

Distance **0.35km**



1/10 Elsie Street Boronia VIC 3155

Sold Price **\$520,000** Sold Date **02-Jul-19**

 2  2  1

Distance **0.49km**



3/7 Daffodil Road Boronia VIC 3155

Sold Price **\$530,500** Sold Date **19-Jun-19**

 2  1  1

Distance **1.61km**

RS = Recent sale **UN** = Undisclosed Sale

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