

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

1/32 BAMBURY STREET 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

\$619,950

or range
between

&

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

3/55 BORONIA ROAD BORONIA VIC 3155	\$620,000	28-Feb-22
4/9 TULIP CRESCENT BORONIA VIC 3155	\$605,000	01-Feb-22
18 GENISTA AVENUE BORONIA VIC 3155	\$618,000	31-Mar-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: 06 July 2022



**3/55 BORONIA ROAD BORONIA
VIC 3155**

 2  2  1

Sold Price **\$620,000** Sold Date **28-Feb-22**

Distance **0.57km**



**4/9 TULIP CRESCENT BORONIA
VIC 3155**

 2  1  1

Sold Price **\$605,000** Sold Date **01-Feb-22**

Distance **1.35km**



**18 GENISTA AVENUE BORONIA VIC
3155**

 2  2  1

Sold Price **\$618,000** Sold Date **31-Mar-22**

Distance **1.03km**

RS = Recent sale

UN = Undisclosed Sale

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