

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

4/31 BORONIA ROAD 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

\$700,000

&

\$770,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$614,500

Property type

Unit

Suburb

Boronia

Period-from

01 Sep 2022

to

31 Aug 2023

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

3/27 MORONEY STREET BORONIA VIC 3155	\$720,000	29-Jul-23
3/207 BORONIA ROAD BORONIA VIC 3155	\$795,000	02-Sep-23
1/24 ROSE AVENUE BORONIA VIC 3155	\$744,000	22-Apr-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: 13 September 2023


**3/27 MORONEY STREET BORONIA
VIC 3155**

Sold Price

\$720,000

Sold Date

29-Jul-23


Distance

0.38km

**3/207 BORONIA ROAD BORONIA
VIC 3155**

Sold Price

^{RS} **\$795,000**

Sold Date

02-Sep-23


Distance

1.5km

**1/24 ROSE AVENUE BORONIA VIC
3155**

Sold Price

\$744,000

Sold Date

22-Apr-23


Distance

1.75km
RS = Recent sale

UN = Undisclosed Sale

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