

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

204/1A 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

\$470,000

&

\$490,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$665,000

Property type

Unit

Suburb

Boronia

Period-from

01 Nov 2021

to

31 Oct 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

14/4 FLORISTON ROAD BORONIA VIC 3155	\$485,000	31-May-22
5/6 OAK AVENUE BORONIA VIC 3155	\$470,000	22-Jun-22
105/7 ROSELLA AVENUE BORONIA VIC 3155	\$480,000	12-Jul-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: 21 November 2022



14/4 FLORISTON ROAD BORONIA VIC 3155

2 1 1

Sold Price

\$485,000

Sold Date

31-May-22

Distance

0.82km



5/6 OAK AVENUE BORONIA VIC 3155

2 1 1

Sold Price

^{RS} **\$470,000**

Sold Date

22-Jun-22

Distance

0.81km



105/7 ROSELLA AVENUE BORONIA VIC 3155

2 1 1

Sold Price

\$480,000

Sold Date

12-Jul-22

Distance

0.8km

RS = Recent sale

UN = Undisclosed Sale

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