

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

3/25 Duncan Avenue, Boronia Vic 3155

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$590,000 & \$630,000

Median sale price

Median price \$720,000 Property type Unit Suburb Boronia

Period - From 01/10/2021 to 31/12/2021 Source REIV

Comparable property sales

A* These are the three properties sold within two kilometres of the property for sale in the last six 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
1/32 Paton Crescent, Boronia Vic 3155	\$627,500	22/12/2021
18/55-57 Chandler Road, Boronia Vic 3155	\$622,000	21/02/2022
2/5 Oak Avenue, Boronia Vic 3155	\$620,000	09/12/2021

This Statement of Information was prepared on: 09/03/2022