

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

4/22 SUNDEW 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

\$695,000

&

\$764,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$612,250

Property type

Unit

Suburb

Boronia

Period-from

01 Oct 2022

to

30 Sep 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

4/39 DIXON COURT BORONIA VIC 3155	\$696,000	29-Apr-23
3/81 SCORESBY ROAD BAYSWATER VIC 3153	\$738,000	08-Jul-23
2/3 KENNETH ROAD BAYSWATER VIC 3153	\$755,000	03-Jul-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: 03 October 2023



4/39 DIXON COURT BORONIA VIC 3155

Sold Price

\$696,000

Sold Date

29-Apr-23

2

2

1

Distance

1.72km



3/81 SCORESBY ROAD BAYSWATER VIC 3153

Sold Price

\$738,000

Sold Date

08-Jul-23

3

2

1

Distance

1.6km



2/3 KENNETH ROAD BAYSWATER VIC 3153

Sold Price

\$755,000

Sold Date

03-Jul-23

3

2

2

Distance

1.31km

RS = Recent sale UN = Undisclosed Sale

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