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

1/35 Narcissus Avenue, Boronia Vic 3155

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	en \$650,000		&		\$690,000				
Median sale price									
Median price	\$845,000	Pro	Property Type Ho		louse		Suburb	Boronia	
Period - From	01/07/2024	to	30/09/2024		So	urce	REIV		

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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ade	dress of comparable property	Price	Date of sale
1	1/225 Boronia Rd BORONIA 3155	\$675,000	03/10/2024
2	2/47 Doysal Av FERNTREE GULLY 3156	\$665,000	10/09/2024
3	1/119 Scoresby Rd BAYSWATER 3153	\$676,888	15/07/2024

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 six months.

This Statement of Information was prepared on:

14/11/2024 09:48







Property Type: House - Duplex (Semi-detached) Land Size: 338 sqm approx Agent Comments Indicative Selling Price \$650,000 - \$690,000 Median House Price September quarter 2024: \$845,000

Comparable Properties

1/225 Boronia Rd BORONIA 3155 (REI) 1 1 2 Price: \$675,000 Method: Private Sale Date: 03/10/2024 Property Type: Unit Land Size: 452 sqm approx	Agent Comments
2/47 Doysal Av FERNTREE GULLY 3156 (REI/VG) 3 2 2 2 Price: \$665,000 Method: Private Sale Date: 10/09/2024 Property Type: House (Res)	Agent Comments
1/119 Scoresby Rd BAYSWATER 3153 (REI/VG) 1 2 Price: \$676,888 Method: Private Sale Date: 15/07/2024 Property Type: Unit Land Size: 365 sqm approx	Agent Comments

Account - Barry Plant | P: 03 9735 3300



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