

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

3/11 OWEN STREET 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

\$680,000

&

\$740,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$659,000

Property type

Unit

Suburb

Boronia

Period-from

01 Jan 2024

to

31 Dec 2024

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

4/13 WOODMASON ROAD BORONIA VIC 3155	\$657,500	31-Oct-24
1/225 BORONIA ROAD BORONIA VIC 3155	\$675,000	30-Aug-24
1/3 DAMAR AVENUE BORONIA VIC 3155	\$717,500	04-Oct-24

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: 08 January 2025

Renata Illingworth

M 9762 6666

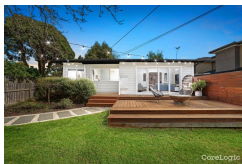
E boronia@barryplant.com.au

**4/13 WOODMASON ROAD
BORONIA VIC 3155**

3 1 2

Sold Price **\$657,500** Sold Date **31-Oct-24**Distance **1.4km****1/225 BORONIA ROAD BORONIA
VIC 3155**

3 1 2

Sold Price **\$675,000** Sold Date **30-Aug-24**Distance **1.88km****1/3 DAMAR AVENUE BORONIA VIC
3155**

3 1 2

Sold Price ^{RS} **\$717,500** Sold Date **04-Oct-24**Distance **1.53km****RS** = Recent sale**UN** = Undisclosed Sale

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