

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

2 Castlewood Drive 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

\$700,000

&

\$770,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$710,000

Property type

House

Suburb

Boronia

Period-from

01 Mar 2020

to

28 Feb 2021

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

13 Harnett Street Boronia VIC 3155	\$750,000	08-Dec-20
4 Orna Street Ferntree Gully VIC 3156	\$722,000	01-Dec-20

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: 04 March 2021


13 Harnett Street Boronia VIC 3155

Sold Price

\$750,000

Sold Date **08-Dec-20**
 4  2  1

Distance **0.62km**

4 Orna Street Ferntree Gully VIC 3156

Sold Price

\$722,000

Sold Date **01-Dec-20**
 4  2  4

Distance **3.07km**
RS = Recent sale

UN = Undisclosed Sale

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