

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

1/37 Central 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

\$570,000

&

\$620,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$578,400

Property type

Unit

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

4/2 Tunstall Avenue Boronia VIC 3155	\$570,000	27-Jan-21
3/6 Neilson Street Bayswater VIC 3153	\$615,000	19-Jan-21
4/39 Devenish Road Boronia VIC 3155	\$588,500	04-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: 02 March 2021



4/2 Tunstall Avenue Boronia VIC 3155

 2  1  2

Sold Price

^{RS} **\$570,000**

Sold Date

27-Jan-21

Distance

0.17km



3/6 Neilson Street Bayswater VIC 3153

 2  2  1

Sold Price

^{RS} **\$615,000**

Sold Date

19-Jan-21

Distance

1.19km



4/39 Devenish Road Boronia VIC 3155

 2  1  1

Sold Price

^{RS} **\$588,500**

Sold Date

04-Dec-20

Distance

0.72km

RS = Recent sale

UN = Undisclosed Sale

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