

## 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

1/49 TULIP CRESCENT BORONIA VIC 3155

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$520,000

&

\$570,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$654,500

Property type

Unit

Suburb

Boronia

Period-from

01 Mar 2021

to

28 Feb 2022

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

|                                               |           |           |
|-----------------------------------------------|-----------|-----------|
| 4/6 CALLEMONDAH COURT FERNTREE GULLY VIC 3156 | \$570,000 | 20-Nov-21 |
| 4/31 CYPRESS AVENUE BORONIA VIC 3155          | \$536,000 | 17-Nov-21 |
| 4/25 ALMA AVENUE FERNTREE GULLY VIC 3156      | \$520,000 | 10-Jan-22 |

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: 23 March 2022



**4/6 CALLEMONDAH COURT  
FERNTREE GULLY VIC 3156**

 2  1  1

Sold Price **\$570,000** Sold Date **20-Nov-21**

Distance **1.15km**



**4/31 CYPRESS AVENUE BORONIA  
VIC 3155**

 2  1  1

Sold Price **\$536,000** Sold Date **17-Nov-21**

Distance **0.26km**



**4/25 ALMA AVENUE FERNTREE  
GULLY VIC 3156**

 2  1  1

Sold Price <sup>RS</sup> **\$520,000** Sold Date **10-Jan-22**

Distance **1.34km**

**RS** = Recent sale **UN** = Undisclosed Sale

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