

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

3/8 Pine Crescent 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

\$555,000

&

\$599,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$615,000

Property type

Unit

Suburb

Boronia

Period-from

01 Sep 2020

to

31 Aug 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

1/3 Narcissus Avenue Boronia VIC 3155	\$530,000	24-Aug-21
2/29 Tulip Crescent Boronia VIC 3155	\$570,000	23-Jun-21
2/20 Zeising Court Boronia VIC 3155	\$581,000	03-Sep-21

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: 22 September 2021



1/3 Narcissus Avenue Boronia VIC 3155

Sold Price

^{RS} **\$530,000**

Sold Date **24-Aug-21**

2 1 1

Distance **0.18km**



2/29 Tulip Crescent Boronia VIC 3155

Sold Price

\$570,000

Sold Date **23-Jun-21**

2 1 1

Distance **0.39km**



2/20 Zeising Court Boronia VIC 3155

Sold Price

^{RS} **\$581,000**

Sold Date **03-Sep-21**

2 1 1

Distance **0.58km**

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

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