

# Harcourts Rowville

## 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 **3/39 Pine Crescent Boronia VIC 3155**

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Range between

**\$570,000**

&

**\$620,000**

#### Median sale price

Median price

**\$730,000**

Property type

**Unit**

Suburb

**Boronia VIC 3155**

Period - From

**Apr 2024**

to




**Jun 2024**

Source

**REIV**

#### 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 six 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
	2/5 Torrens Avenue Boronia	\$568,000	19/08/2024
	3/129 Power Road Boronia	\$610,000	04/09/2024
	2/188 Dorset Road Boronia	\$572,500	03/09/2024

This Statement of Information was prepared on: **16th September 2024**