

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

1/35 Narcissus Avenue, Boronia Vic 3155

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$659,950

Median sale price

Median price \$830,000

Property Type House

Suburb Boronia

Period - From 05/12/2023

to 04/12/2024

Source Property Data

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
1	4/13 Woodmason Rd BORONIA 3155	\$657,500	31/10/2024
2	1/42 Central Av BORONIA 3155	\$665,000	30/08/2024
3	2/176 Dorset Rd BORONIA 3155	\$640,000	18/06/2024

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 six months.~~

This Statement of Information was prepared on:

05/12/2024 11:19



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Property Type: House

Agent Comments

Indicative Selling Price

\$659,950

Median House Price

05/12/2023 - 04/12/2024: \$830,000

Comparable Properties



4/13 Woodmason Rd BORONIA 3155 (REI)

Agent Comments

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  2

Price: \$657,500

Method: Private Sale

Date: 31/10/2024

Property Type: Unit

Land Size: 324 sqm approx



1/42 Central Av BORONIA 3155 (VG)

Agent Comments

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Price: \$665,000

Method: Sale

Date: 30/08/2024

Property Type: Flat/Unit/Apartment (Res)



2/176 Dorset Rd BORONIA 3155 (REI/VG)

Agent Comments

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Price: \$640,000

Method: Private Sale

Date: 18/06/2024

Rooms: 6

Property Type: Unit

Land Size: 383 sqm approx

Account - Barry Plant | P: 03 9735 3300