

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

2/56 ELSIE STREET 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

\$600,000

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$650,000

Property type

Unit

Suburb

Boronia

Period-from

01 Feb 2023

to

31 Jan 2024

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

2/75 ELSIE STREET BORONIA VIC 3155	\$628,000	10-Jan-24
3/187 BORONIA ROAD BORONIA VIC 3155	\$660,000	27-Sep-23
4/31 ALBERT AVENUE BORONIA VIC 3155	\$637,000	12-Sep-23

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: 05 February 2024



2/75 ELSIE STREET BORONIA VIC 3155

Sold Price

^{RS} **\$628,000** ^{UN}

Sold Date

10-Jan-24

 2

 1

 1

Distance

0.17km



3/187 BORONIA ROAD BORONIA VIC 3155

Sold Price

\$660,000

Sold Date

27-Sep-23

 2

 2

 2

Distance

1.37km



4/31 ALBERT AVENUE BORONIA VIC 3155

Sold Price

\$637,000

Sold Date

12-Sep-23

 2

 1

 1

Distance

0.29km

RS = Recent sale

UN = Undisclosed Sale

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