

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

3/129 POWER ROAD 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

\$590,000

&

\$610,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$659,000

Property type

Unit

Suburb

Boronia

Period-from

01 Aug 2023

to

31 Jul 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

2/3 ALFRED STREET BORONIA VIC 3155	\$601,000	10-Mar-24
3/15 SPRINGFIELD ROAD BORONIA VIC 3155	\$595,000	10-Apr-24
3/29 HIGH STREET BAYSWATER VIC 3153	\$590,500	13-Jul-24

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: 17 August 2024



2/3 ALFRED STREET BORONIA VIC 3155 Sold Price **\$601,000** Sold Date **10-Mar-24**

2 1 1

Distance **1.22km**



3/15 SPRINGFIELD ROAD BORONIA VIC 3155 Sold Price **\$595,000** Sold Date **10-Apr-24**

2 1 1

Distance **1.24km**



3/29 HIGH STREET BAYSWATER VIC 3153 Sold Price ^{RS} **\$590,500** Sold Date **13-Jul-24**

2 1 -

Distance **1.85km**

RS = Recent sale

UN = Undisclosed Sale

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