

## 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

13/235 Scoresby Road Boronia VIC 3155

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$520,000

&

\$570,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$585,000

Property type

Unit

Suburb

Boronia

Period-from

01 Dec 2019

to

30 Nov 2020

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

|                                      |           |           |
|--------------------------------------|-----------|-----------|
| 7/31 Central Avenue Boronia VIC 3155 | \$525,000 | 26-Oct-20 |
| 7/196 Scoresby Road Boronia VIC 3155 | \$562,000 | 25-Oct-20 |
| 1/2 Wadi Street Boronia VIC 3155     | \$550,000 | 20-Sep-20 |

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: 10 December 2020



**7/31 Central Avenue Boronia VIC 3155**

Sold Price

RS

**\$525,000**

Sold Date

**26-Oct-20**

 2

 1

 1

Distance

**1.64km**



**7/196 Scoresby Road Boronia VIC 3155**

Sold Price

**\$562,000**

Sold Date

**25-Oct-20**

 2

 1

 1

Distance

**0.25km**



**1/2 Wadi Street Boronia VIC 3155**

Sold Price

**\$550,000**

Sold Date

**20-Sep-20**

 2

 1

 1

Distance

**1.44km**

RS = Recent sale

UN = Undisclosed Sale

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