

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

1/3 Tulip Crescent 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

\$520,000

&

\$560,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$583,000

Property type

Unit

Suburb

Boronia

Period-from

01 Oct 2019

to

30 Sep 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

9/43 Chandler Road Boronia VIC 3155	\$525,000	21-Jun-20
4/2 Henry Street Boronia VIC 3155	\$540,800	27-Jul-20
1/2 Wadi Street Boronia VIC 3155	\$550,000	19-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: 09 October 2020



9/43 Chandler Road Boronia VIC 3155

Sold Price

\$525,000

Sold Date

21-Jun-20

 2

 1

 1

Distance

1.1km



4/2 Henry Street Boronia VIC 3155

Sold Price

^{RS} **\$540,800**

Sold Date

27-Jul-20

 2

 1

 1

Distance

0.82km



1/2 Wadi Street Boronia VIC 3155

Sold Price

^{RS} **\$550,000**

Sold Date

19-Sep-20

 2

 1

 1

Distance

0.77km

RS = Recent sale

UN = Undisclosed Sale

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