

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

1/32 NARCISSUS AVENUE 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

\$780,000

&

\$820,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$657,000

Property type

Unit

Suburb

Boronia

Period-from

01 Jul 2023

to

30 Jun 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

2/32 HELEN ROAD FERNTREE GULLY VIC 3156	\$840,000	16-May-24
7/39 AUBREY GROVE BORONIA VIC 3155	\$821,300	03-May-24
1/11 DONALD COURT BORONIA VIC 3155	\$780,000	13-May-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 July 2024

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2/32 HELEN ROAD FERNTREE GULLY VIC 3156
 3  2  1

Sold Price

^{RS}
\$840,000

Sold Date

16-May-24

Distance

1.5km

7/39 AUBREY GROVE BORONIA VIC 3155
 3  2  1

Sold Price

\$821,300

Sold Date

03-May-24

Distance

0.92km

1/11 DONALD COURT BORONIA VIC 3155
 3  2  1

Sold Price

\$780,000

Sold Date

13-May-24

Distance

0.43km
RS = Recent sale

UN = Undisclosed Sale

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