

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

3/26 CYPRESS 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

\$690,000

&

\$759,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$670,000

Property type

Unit

Suburb

Boronia

Period-from

01 Aug 2021

to

31 Jul 2022

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

3/46 TULIP CRESCENT BORONIA VIC 3155	\$742,500	22-May-22
3/14 NARCISSUS AVENUE BORONIA VIC 3155	\$705,000	02-Jun-22
4/1 CENTRAL AVENUE BORONIA VIC 3155	\$695,000	02-Apr-22

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: 08 August 2022

Rodney Pickard
P 9762 6666
M 0403 773 381
E rpickard@barryplant.com.au



3/46 TULIP CRESCENT BORONIA VIC 3155

 3  2  1

Sold Price

^{RS} **\$742,500**

Sold Date **22-May-22**

Distance **0.28km**



3/14 NARCISSUS AVENUE BORONIA VIC 3155

 3  2  2

Sold Price

\$705,000

Sold Date **02-Jun-22**

Distance **0.54km**



4/1 CENTRAL AVENUE BORONIA VIC 3155

 3  2  1

Sold Price

\$695,000

Sold Date **02-Apr-22**

Distance **1.05km**

RS = Recent sale

UN = Undisclosed Sale

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