

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

1/2 Stradbroke 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

\$500,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$540,000

Property type

Unit

Suburb

Boronia

Period-from

01 Oct 2018

to

30 Sep 2019

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

23 Laurel Avenue Boronia VIC 3155	\$550,000	30-May-19
1/3 Joyce Street Boronia VIC 3155	\$532,000	22-Jul-19
1/24 Francis Crescent Ferntree Gully VIC 3156	\$505,000	13-Jun-19

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: 21 October 2019



23 Laurel Avenue Boronia VIC 3155 Sold Price **\$550,000** Sold Date **30-May-19**

 2  1  1

Distance **0.98km**



1/3 Joyce Street Boronia VIC 3155 Sold Price **\$532,000** Sold Date **22-Jul-19**

 3  1  2

Distance **1.27km**



1/24 Francis Crescent Ferntree Gully VIC 3156 Sold Price **\$505,000** Sold Date **13-Jun-19**

 2  1  2

Distance **1.76km**

RS = Recent sale UN = Undisclosed Sale

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