

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

3/2 TUNSTALL 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

\$500,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$650,000

Property type

Unit

Suburb

Boronia

Period-from

01 Feb 2022

to

31 Jan 2023

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

3/294 DORSET ROAD BORONIA VIC 3155	\$550,000	03-Sep-22
3/7 BAMBURY STREET BORONIA VIC 3155	\$540,000	28-Sep-22
1/28 PATON CRESCENT BORONIA VIC 3155	\$526,000	18-Aug-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 February 2023



**3/294 DORSET ROAD BORONIA
VIC 3155**

2 1 1

Sold Price

\$550,000

Sold Date

03-Sep-22

Distance

0.62km



**3/7 BAMBURY STREET BORONIA
VIC 3155**

2 1 1

Sold Price

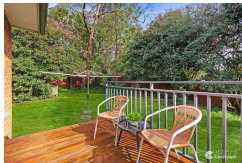
\$540,000

Sold Date

28-Sep-22

Distance

0.93km



**1/28 PATON CRESCENT BORONIA
VIC 3155**

2 1 1

Sold Price

\$526,000

Sold Date

18-Aug-22

Distance

1.55km

RS = Recent sale

UN = Undisclosed Sale

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