

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

3/41 Stewart Street 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

\$650,000

&

\$690,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$580,000

Property type

Unit

Suburb

Boronia

Period-from

01 Jan 2020

to

31 Dec 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

3/20 Bambury Street Boronia VIC 3155	\$680,000	29-Oct-20
5/5 Conway Court Boronia VIC 3155	\$666,000	17-Dec-20
2/2 Kenneth Road Bayswater VIC 3153	\$690,000	17-Nov-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: 25 January 2021



3/20 Bambury Street Boronia VIC 3155

 3  2  2

Sold Price

\$680,000

Sold Date

29-Oct-20

Distance

0.75km



5/5 Conway Court Boronia VIC 3155

 3  2  2

Sold Price

^{RS} **\$666,000**

Sold Date

17-Dec-20

Distance

1.74km



2/2 Kenneth Road Bayswater VIC 3153

 3  2  2

Sold Price

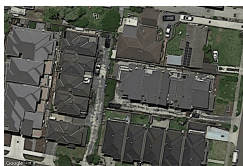
\$690,000

Sold Date

17-Nov-20

Distance

1.84km



5/7 Tormore Road Boronia VIC 3155

 3  2  2

Sold Price

\$655,000

Sold Date

13-Oct-20

Distance

1.63km

RS = Recent sale

UN = Undisclosed Sale

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