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	4/3 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	$500,000	&	$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$640,000	Property type	Unit	Suburb	Boronia
Period-from	01 Mar 2022	to	28 Feb 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
6/43 CHANDLER ROAD BORONIA VIC 3155	$521,000	24-Feb-23
2/125 DORSET ROAD BORONIA VIC 3155	$526,500	22-Oct-22
3/7 BAMBURY STREET BORONIA VIC 3155	$540,000	28-Sep-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: 27 March 2023

Harcourts
John Garnett
P 97625222
M 0425231779
E john.garnett@harcourts.com.au

6/43 CHANDLER ROAD BORONIA VIC 3155

2 2 1

Sold Price **$521,000** Sold Date **24-Feb-23**

Distance **1.16km**

2/125 DORSET ROAD BORONIA VIC 3155

2 1 1

Sold Price **$526,500** Sold Date **22-Oct-22**

Distance **1.13km**

3/7 BAMBURY STREET BORONIA VIC 3155

2 1 1

Sold Price **$540,000** Sold Date **28-Sep-22**

Distance **1.26km**

RS = Recent sale **UN** = Undisclosed Sale

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