

# 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

2/29 Tulip Crescent, Boronia Vic 3155

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$520,000 & \$570,000

### Median sale price

Median price \$608,000

Property Type Unit

Suburb Boronia

Period - From 01/01/2021

to 31/03/2021

Source REIV

### 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 six 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
1	1/26 Duncan Av BORONIA 3155	\$570,000	04/03/2021
2	4/49 Chandler Rd BORONIA 3155	\$536,000	24/11/2020
3	1/3 Tulip Cr BORONIA 3155	\$530,000	30/10/2020

**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 six months.~~

This Statement of Information was prepared on:

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**Indicative Selling Price**

\$520,000 - \$570,000

**Median Unit Price**

March quarter 2021: \$608,000



**Property Type:** Townhouse  
(Single)

Agent Comments

## Comparable Properties



**1/26 Duncan Av BORONIA 3155 (REI)**

Agent Comments



**Price:** \$570,000

**Method:** Private Sale

**Date:** 04/03/2021

**Rooms:** 4

**Property Type:** Unit

**Land Size:** 221 sqm approx



**4/49 Chandler Rd BORONIA 3155 (VG)**

Agent Comments



**Price:** \$536,000

**Method:** Sale

**Date:** 24/11/2020

**Property Type:** Flat/Unit/Apartment (Res)



**1/3 Tulip Cr BORONIA 3155 (REI/VG)**

Agent Comments



**Price:** \$530,000

**Method:** Private Sale

**Date:** 30/10/2020

**Rooms:** 4

**Property Type:** Unit

**Land Size:** 233 sqm approx