

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

1/8 ORCHID 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

\$490,000

&

\$530,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$659,000

Property type

Unit

Suburb

Boronia

Period-from

01 Jan 2024

to

31 Dec 2024

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

4/189 BAYSWATER ROAD BAYSWATER NORTH VIC 3153	\$490,000	18-Sep-24
1/45 WOODMASON ROAD BORONIA VIC 3155	\$490,000	05-Sep-24
1/41 PINE CRESCENT BORONIA VIC 3155	\$530,000	16-Sep-24

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: 29 January 2025



**4/189 BAYSWATER ROAD
BAYSWATER NORTH VIC 3153**

2 1 -

Sold Price **\$490,000** Sold Date **18-Sep-24**

Distance **4.78km**



**1/45 WOODMASON ROAD
BORONIA VIC 3155**

2 1 1

Sold Price

Sold Date **05-Sep-24**

Distance **1.01km**



**1/41 PINE CRESCENT BORONIA VIC
3155**

2 1 1

Sold Price **\$530,000** Sold Date **16-Sep-24**

Distance **0.69km**

RS = Recent sale

UN = Undisclosed Sale

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