

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

16 ROWAN 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

\$900,000

&

\$990,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$836,500

Property type

House

Suburb

Boronia

Period-from

01 May 2024

to

30 Apr 2025

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

13 MELROSE COURT BORONIA VIC 3155	\$910,000	15-Apr-25
2A CARNARVON AVENUE THE BASIN VIC 3154	\$930,000	26-Mar-25
57 MOUNT VIEW ROAD BORONIA VIC 3155	\$950,000	12-Mar-25

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 May 2025

Renata Illingworth

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13 MELROSE COURT BORONIA VIC 3155

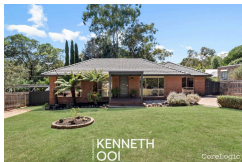
Sold Price

^{RS} **\$910,000**

Sold Date

15-Apr-25
 4
 2
 -

Distance

0.84km

2A CARNARVON AVENUE THE BASIN VIC 3154

Sold Price

^{RS} **\$930,000**

Sold Date

26-Mar-25
 4
 2
 4

Distance

0.64km

57 MOUNT VIEW ROAD BORONIA VIC 3155

Sold Price

\$950,000

Sold Date

12-Mar-25
 4
 1
 4

Distance

0.24km
RS = Recent sale

UN = Undisclosed Sale

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