

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

2/2 ETHEL 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

\$530,000

&

\$580,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$665,000

Property type

Unit

Suburb

Boronia

Period-from

01 Mar 2024

to

28 Feb 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

2/2 THE CRESCENT FERNTREE GULLY VIC 3156	\$520,000	28-Jan-25
7/25 ALBERT AVENUE BORONIA VIC 3155	\$555,000	01-Oct-24
1/127 UNDERWOOD ROAD FERNTREE GULLY VIC 3156	\$585,000	04-Nov-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: 12 March 2025


**2/2 THE CRESCENT FERNTREE
GULLY VIC 3156**
 2  1  1

Sold Price

^{RS}
\$520,000

Sold Date

28-Jan-25

Distance

1.69km

**7/25 ALBERT AVENUE BORONIA
VIC 3155**
 2  1  1

Sold Price

\$555,000

Sold Date

01-Oct-24

Distance

0.63km

**1/127 UNDERWOOD ROAD
FERNTREE GULLY VIC 3156**
 2  1  1

Sold Price

\$585,000

Sold Date

04-Nov-24

Distance

1.44km
RS = Recent sale

UN = Undisclosed Sale

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