

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

1/23 RANKIN ROAD 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

\$560,000

&

\$600,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$662,000

Property type

Unit

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

| | | |
|---|-----------|-----------|
| 1/2A BENNETT STREET BORONIA VIC 3155 | \$560,000 | 10-Apr-25 |
| 16 SIMPSON ROAD FERNTREE GULLY VIC 3156 | \$582,000 | 03-Apr-25 |
| 2/2 ETHEL STREET BORONIA VIC 3155 | \$591,000 | 25-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


1/2A BENNETT STREET BORONIA VIC 3155

Sold Price

^{RS} **\$560,000**

Sold Date

10-Apr-25
 2

 1

 1

Distance

1.92km

16 SIMPSON ROAD FERNTREE GULLY VIC 3156

Sold Price

^{RS} **\$582,000**

Sold Date

03-Apr-25
 2

 1

 -

Distance

1.66km

2/2 ETHEL STREET BORONIA VIC 3155

Sold Price

^{RS} **\$591,000**

Sold Date

25-Mar-25
 2

 1

 1

Distance

1.66km
RS = Recent sale

UN = Undisclosed Sale

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