

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

1/1 MURENE COURT 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

\$720,000

&

\$790,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$612,250

Property type

Unit

Suburb

Boronia

Period-from

01 Nov 2022

to

31 Oct 2023

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

2/188 BORONIA ROAD BORONIA VIC 3155	\$794,000	13-Dec-22
4/31 DIXON COURT BORONIA VIC 3155	\$720,000	21-Mar-23
2/5 DAMAR AVENUE BORONIA VIC 3155	\$770,000	15-Apr-23

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 November 2023


**2/188 BORONIA ROAD BORONIA
VIC 3155**
 4
  2
  2

Sold Price

\$794,000

Sold Date

13-Dec-22

Distance

1.08km

**4/31 DIXON COURT BORONIA VIC
3155**
 4
  2
  2

Sold Price

\$720,000

Sold Date

21-Mar-23

Distance

1.13km

**2/5 DAMAR AVENUE BORONIA VIC
3155**
 4
  3
  2

Sold Price

\$770,000

Sold Date

15-Apr-23

Distance

0.96km

RS = Recent sale

UN = Undisclosed Sale

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