

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

1/11 BAMBURY 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

\$650,000

&

\$715,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$651,500

Property type

Unit

Suburb

Boronia

Period-from

01 Mar 2023

to

29 Feb 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

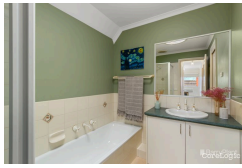
Date of sale

10 SHORT STREET BORONIA VIC 3155	\$710,000	23-Sep-23
1/52 CENTRAL AVENUE BORONIA VIC 3155	\$710,000	24-Jan-24
11 DEBSON CLOSE BORONIA VIC 3155	\$656,000	11-Nov-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: 21 March 2024



10 SHORT STREET BORONIA VIC 3155

Sold Price

\$710,000

Sold Date

23-Sep-23

 3  1  1

Distance

0.56km



1/52 CENTRAL AVENUE BORONIA VIC 3155

Sold Price

Sold Date

24-Jan-24

 3  1  -

Distance

0.94km



11 DEBSON CLOSE BORONIA VIC 3155

Sold Price

\$656,000

Sold Date

11-Nov-23

 3  2  -

Distance

0.98km

RS = Recent sale

UN = Undisclosed Sale

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