

## 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

1/13 ELSIE STREET BORONIA VIC 3155

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$500,000

&

\$550,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$650,000

Property type

Unit

Suburb

Boronia

Period-from

01 Feb 2023

to

31 Jan 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

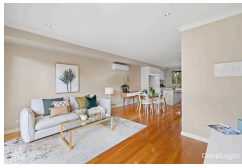
Date of sale

2/13 ROSELLA AVENUE BORONIA VIC 3155	\$550,000	02-Sep-23
3/2 WILLIAM STREET BORONIA VIC 3155	\$545,270	22-Jan-24
2/8 ORCHID AVENUE BORONIA VIC 3155	\$510,000	05-Oct-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: 25 February 2024



**2/13 ROSELLA AVENUE BORONIA  
VIC 3155**

2 1 1

Sold Price

**\$550,000**

Sold Date

**02-Sep-23**

Distance

**0.23km**



**3/2 WILLIAM STREET BORONIA  
VIC 3155**

2 1 1

Sold Price

**\$545,270**

Sold Date

**22-Jan-24**

Distance

**0.34km**

**COVID19 UPDATE**

INSPECTION BY APPOINTMENT ONLY  
Thank you for your co-operation



Professionals  
Realty Real Estate Pty Ltd

**2/8 ORCHID AVENUE BORONIA  
VIC 3155**

2 1 1

Sold Price

**\$510,000**

Sold Date

**05-Oct-23**

Distance

**0.66km**

RS = Recent sale

UN = Undisclosed Sale

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