

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

1/16 Central Avenue, Boronia Vic 3155

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$730,000 & \$795,000

Median sale price

Median price \$641,250 Property Type Unit Suburb Boronia

Period - From 11/04/2023 to 10/04/2024 Source REIV

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 six 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	1/6 Tulip Cr BORONIA 3155	\$770,500	23/03/2024
2			
3			

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 six months.

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Rooms: 6
Property Type: Flat
Land Size: 458.806 sqm approx
Agent Comments

Indicative Selling Price
\$730,000 - \$795,000
Median Unit Price
11/04/2023 - 10/04/2024: \$641,250

Comparable Properties



1/6 Tulip Cr BORONIA 3155 (REI)

Agent Comments



Price: \$770,500
Method: Auction Sale
Date: 23/03/2024
Property Type: Unit

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 six months.