

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

1/18 HAZELWOOD 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

\$720,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$651,500

Property type

Unit

Suburb

Boronia

Period-from

01 Jun 2023

to

31 May 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

1/133 DORSET ROAD BORONIA VIC 3155	\$700,000	25-Jan-24
1/70 BORONIA ROAD BORONIA VIC 3155	\$775,000	31-Dec-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.

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1/133 DORSET ROAD BORONIA VIC 3155 Sold Price **\$700,000** Sold Date **25-Jan-24**

3 2 2

Distance **0.28km**



1/70 BORONIA ROAD BORONIA VIC 3155 Sold Price **\$775,000** Sold Date **31-Dec-23**

3 2 2

Distance **0.93km**

RS = Recent sale

UN = Undisclosed Sale

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