

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

1/21 SPRINGFIELD 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

or range
between

\$580,000

&

\$630,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$650,000

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

1/18 FALCONER ROAD BORONIA VIC 3155	\$603,000	19-Dec-23
2/3 ALFRED STREET BORONIA VIC 3155	\$601,000	10-Mar-24
3/15 SPRINGFIELD ROAD BORONIA VIC 3155	\$595,000	10-Apr-24

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: 04 June 2024



**1/18 FALCONER ROAD BORONIA
VIC 3155**

Sold Price

\$603,000

Sold Date

19-Dec-23

 2  1  1

Distance

1.12km



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

Sold Price

\$601,000

Sold Date

10-Mar-24

 2  1  1

Distance

0.74km



**3/15 SPRINGFIELD ROAD BORONIA
VIC 3155**

Sold Price

\$595,000

Sold Date

10-Apr-24

 2  1  1

Distance

0.1km

RS = Recent sale

UN = Undisclosed Sale

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