

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

1/3 MALCOLM 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

\$690,000

&

\$725,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$650,000

Property type

Unit

Suburb

Boronia

Period-from

01 Apr 2023

to

31 Mar 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

2/25 NARCISSUS AVENUE BORONIA VIC 3155	\$697,500	02-Feb-24
1/52 CENTRAL AVENUE BORONIA VIC 3155	\$710,000	24-Jan-24
2/46 HAZELWOOD ROAD BORONIA VIC 3155	\$715,000	08-Mar-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: 23 April 2024



**2/25 NARCISSUS AVENUE
BORONIA VIC 3155**

3 1 2

Sold Price **\$697,500** Sold Date **02-Feb-24**

Distance **1.66km**



**1/52 CENTRAL AVENUE BORONIA
VIC 3155**

3 1 1

Sold Price **\$710,000** Sold Date **24-Jan-24**

Distance **0.35km**



**2/46 HAZELWOOD ROAD
BORONIA VIC 3155**

3 1 1

Sold Price ^{RS} **\$715,000** Sold Date **08-Mar-24**

Distance **1.87km**

RS = Recent sale

UN = Undisclosed Sale

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