

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

1/41 STEWART 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

\$700,000

&

\$770,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$651,500

Property type

Unit

Suburb

Boronia

Period-from

01 Mar 2023

to

29 Feb 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

3/76-78 BORONIA ROAD BORONIA VIC 3155	\$715,000	12-Oct-23
4/31 BORONIA ROAD BORONIA VIC 3155	\$720,000	04-Oct-23
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.~~

This Statement of Information was prepared on: 19 March 2024

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**3/76-78 BORONIA ROAD BORONIA VIC 3155**

3 2 2

Sold Price **\$715,000** Sold Date **12-Oct-23**Distance **1.32km****4/31 BORONIA ROAD BORONIA VIC 3155**

3 2 2

Sold Price **\$720,000** Sold Date **04-Oct-23**Distance **1.18km****1/70 BORONIA ROAD BORONIA VIC 3155**

3 2 2

Sold Price ^{RS} **\$775,000** Sold Date **31-Dec-23**Distance **1.28km**

RS = Recent sale

UN = Undisclosed Sale

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