

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

1/5 ROSELLA AVENUE 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

\$490,000

&

\$530,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$825,500

Property type

House

Suburb

Boronia

Period-from

01 Nov 2022

to

31 Oct 2023

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

1/13 SINCLAIR ROAD BAYSWATER VIC 3153	\$495,000	16-Aug-23
2/37 FARNHAM ROAD BAYSWATER VIC 3153	\$500,000	07-Oct-23
2/28 PATON CRESCENT BORONIA VIC 3155	\$519,000	11-Oct-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: 16 November 2023



1/13 SINCLAIR ROAD BAYSWATER VIC 3153 Sold Price **\$495,000** Sold Date **16-Aug-23**

2 - 1

Distance **1.65km**



2/37 FARNHAM ROAD BAYSWATER VIC 3153 Sold Price ^{RS} **\$500,000** ^{UN} Sold Date **07-Oct-23**

2 1 1

Distance **1.6km**



2/28 PATON CRESCENT BORONIA VIC 3155 Sold Price ^{RS} **\$519,000** Sold Date **11-Oct-23**

2 1 1

Distance **1.54km**

RS = Recent sale

UN = Undisclosed Sale

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