

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

1/6 TULIP CRESCENT 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

\$620,000

&

\$680,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$650,000

Property type

Unit

Suburb

Boronia

Period-from

01 Feb 2023

to

31 Jan 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

1/3 ALFRED STREET BORONIA VIC 3155	\$662,000	06-Apr-23
2/10 ROSELLA AVENUE BORONIA VIC 3155	\$660,000	11-Mar-23
1/4 WOODMASON ROAD BORONIA VIC 3155	\$686,500	25-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: 28 February 2024

**1/3 ALFRED STREET BORONIA VIC 3155**2  1  2 

Sold Price

\$662,000

Sold Date

06-Apr-23

Distance

0.8km**2/10 ROSELLA AVENUE BORONIA VIC 3155**2  1  2 

Sold Price

\$660,000

Sold Date

11-Mar-23

Distance

0.86km**1/4 WOODMASON ROAD BORONIA VIC 3155**2  1  2 

Sold Price

\$686,500

Sold Date

25-Oct-23

Distance

1.29km

RS = Recent sale

UN = Undisclosed Sale

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