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

1/7 Narcissus Avenue, Boronia Vic 3155

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$500,000		&		\$550,000			
Median sale p	rice							
Median price	\$652,000	Pro	operty Type	Townhouse			Suburb	Boronia
Period - From	08/11/2022	to	07/11/2023		So	urce	REIV	

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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ado	dress of comparable property	Price	Date of sale
1	3/7 Mossfield Av FERNTREE GULLY 3156	\$560,000	24/06/2023
2	6/13 Allandale Rd BORONIA 3155	\$532,000	06/06/2023
3	3/13 Allandale Rd BORONIA 3155	\$510,000	02/06/2023

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 six months.

This Statement of Information was prepared on:

08/11/2023 15:19



1/7 Narcissus Avenue, Boronia Vic 3155

Harcourts

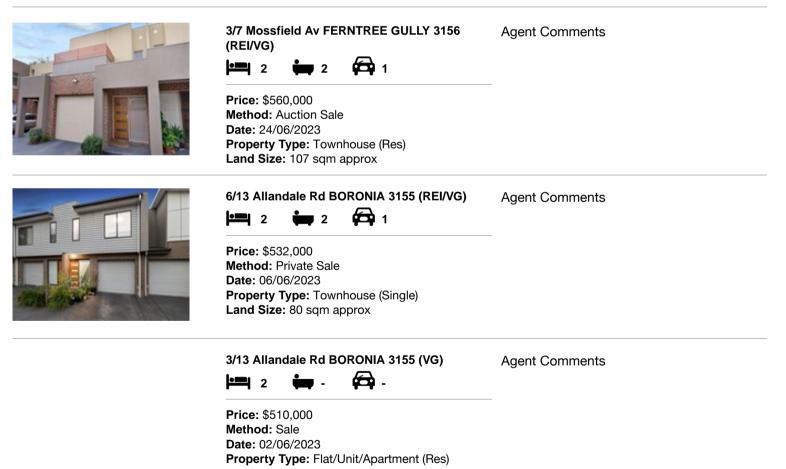




Property Type: Unit **Land Size:** 150 sqm approx Agent Comments George Young 03 9842 8000 0407 303 800 george.young@harcourts.com.au

Indicative Selling Price \$500,000 - \$550,000 Median Townhouse Price 08/11/2022 - 07/11/2023: \$652,000

Comparable Properties



Account - Harcourts Manningham | P: 03 9842 8000



property data

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