

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 consumer.vic.gov.au/underquoting

Range between \$500,000 & \$550,000

Median sale price

Median price \$652,000 Property Type Townhouse Suburb Boronia

Period - From 08/11/2022 to 07/11/2023 Source 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.

	Address 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



Property Type: Unit

Land Size: 150 sqm approx

Agent Comments

Comparable Properties



3/7 Mossfield Av FERNTREE GULLY 3156 (REI/VG)

Agent Comments



Price: \$560,000

Method: Auction Sale

Date: 24/06/2023

Property Type: Townhouse (Res)

Land Size: 107 sqm approx



6/13 Allandale Rd BORONIA 3155 (REI/VG)

Agent Comments



Price: \$532,000

Method: Private Sale

Date: 06/06/2023

Property Type: Townhouse (Single)

Land Size: 80 sqm approx

3/13 Allandale Rd BORONIA 3155 (VG)

Agent Comments



Price: \$510,000

Method: Sale

Date: 02/06/2023

Property Type: Flat/Unit/Apartment (Res)