

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

1/92 DEVENISH ROAD 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

\$550,000

&

\$600,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$650,000

Property type

Unit

Suburb

Boronia

Period-from

01 Jan 2023

to

31 Dec 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

4/74 BORONIA ROAD BORONIA VIC 3155	\$555,000	25-Sep-23
4/36 WOODMASON ROAD BORONIA VIC 3155	\$579,000	23-Oct-23
1/3 GREEN STREET BORONIA VIC 3155	\$605,000	02-Nov-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 January 2024

**4/74 BORONIA ROAD BORONIA
VIC 3155**

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Sold Price

\$555,000Sold Date **25-Sep-23**Distance **1.26km****4/36 WOODMASON ROAD
BORONIA VIC 3155**

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Sold Price

\$579,000Sold Date **23-Oct-23**Distance **0.37km****1/3 GREEN STREET BORONIA VIC
3155**

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Sold Price

^{RS} **\$605,000**Sold Date **02-Nov-23**Distance **0.67km**

RS = Recent sale

UN = Undisclosed Sale

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