

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

2/243 BORONIA 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

\$720,000

&

\$780,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$651,500

Property type

Unit

Suburb

Boronia

Period-from

01 Mar 2023

to

29 Feb 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

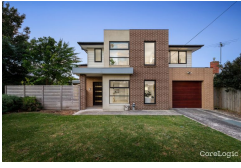
Date of sale

1/35 CYPRESS AVENUE BORONIA VIC 3155	\$752,000	09-Dec-23
1/44 SINCLAIR ROAD BAYSWATER VIC 3153	\$755,800	11-Nov-23
1/70 BORONIA ROAD BORONIA VIC 3155	\$775,000	31-Dec-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: 27 March 2024



**1/35 CYPRESS AVENUE BORONIA
VIC 3155**

Sold Price

^{RS}

\$752,000

Sold Date

09-Dec-23

 3  2  2

Distance

1.21km



**1/44 SINCLAIR ROAD BAYSWATER
VIC 3153**

Sold Price

\$755,800

Sold Date

11-Nov-23

 3  2  2

Distance

1.07km



**1/70 BORONIA ROAD BORONIA
VIC 3155**

Sold Price

\$775,000

Sold Date

31-Dec-23

 3  2  2

Distance

1.6km

RS = Recent sale

UN = Undisclosed Sale

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