

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

2/25 GIRDWOOD 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

\$490,000

&

\$539,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$650,000

Property type

Unit

Suburb

Boronia

Period-from

01 Apr 2023

to

31 Mar 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

2/8 PINE CRESCENT BORONIA VIC 3155	\$510,000	09-Jan-24
1/5 ROSELLA AVENUE BORONIA VIC 3155	\$490,000	19-Feb-24
3/6 ELLIOTT STREET BORONIA VIC 3155	\$528,008	19-Mar-24

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: 23 April 2024



2/8 PINE CRESCENT BORONIA VIC 3155 Sold Price **\$510,000** Sold Date **09-Jan-24**

2 1 1

Distance **1.26km**



1/5 ROSELLA AVENUE BORONIA VIC 3155 Sold Price ^{RS} **\$490,000** Sold Date **19-Feb-24**

2 1 1

Distance **0.47km**



3/6 ELLIOTT STREET BORONIA VIC 3155 Sold Price ^{RS} **\$528,008** Sold Date **19-Mar-24**

2 1 1

Distance **0.73km**

RS = Recent sale

UN = Undisclosed Sale

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