

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

2/74 GERTONIA AVENUE 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

\$750,000

&

\$825,000

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

2/16 CHARLOTTE ROAD BORONIA VIC 3155	\$870,000	20-Apr-24
3/4 PARK CRESCENT BORONIA VIC 3155	\$790,000	23-Jan-24
19/235 SCORESBY ROAD BORONIA VIC 3155	\$732,000	02-Feb-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



**2/16 CHARLOTTE ROAD BORONIA
VIC 3155**

Sold Price

^{RS} **\$870,000**

Sold Date **20-Apr-24**

 3  2  2

Distance **0.7km**



**3/4 PARK CRESCENT BORONIA
VIC 3155**

Sold Price

^{RS} **\$790,000**

Sold Date **23-Jan-24**

 3  2  1

Distance **1.9km**



**19/235 SCORESBY ROAD BORONIA
VIC 3155**

Sold Price

^{RS} **\$732,000**

Sold Date **02-Feb-24**

 3  2  1

Distance **0.59km**

RS = Recent sale **UN** = Undisclosed Sale

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