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

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 rang betwee	·	\$680,000	&	\$740,000				
Median sale price (*Delete house or unit as applicable)											
Median Price	\$850,000	Prop	erty type	House		Suburb	Boronia				
Period-from	01 Mar 2023	to	29 Feb 2	024	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	
11A PARKER AVENUE BORONIA VIC 3155	\$700,000	09-Feb-24	
144 DORSET ROAD BORONIA VIC 3155	\$756,000	08-Dec-23	

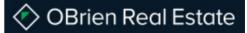
OR

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.

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consumer.vic.gov.au



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11A PARKER AVENUE BORONIA
Sold Price
RS \$700,000 ^{UN}
Sold Date
09-Feb-24

VIC 3155
Image: Application of the second seco



144 DORSET ROAD BORONIA VIC 3155		Sold Price	\$756,000	Sold Date	08-Dec-23	
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RS = Recent sale UN = Undisclosed Sale

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