

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 3/163 Scoresby Road, Boronia Vic 3155

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$480,000 & \$528,000

Median sale price

Median price \$652,000 Property Type Unit Suburb Boronia

Period - From 01/04/2023 to 30/06/2023 Source REIV

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 six 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	1/30 Narcissus Av BORONIA 3155	\$571,000	15/07/2023
2	103/12 Orchard Rd BAYSWATER 3153	\$515,000	27/07/2023
3	3/23 Begonia Av BAYSWATER 3153	\$450,000	10/06/2023

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 six months.~~

This Statement of Information was prepared on: 28/07/2023 12:10



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Rooms: 4
Property Type: Unit
Land Size: 192 sqm approx
Agent Comments

Indicative Selling Price
\$480,000 - \$528,000
Median Unit Price
June quarter 2023: \$652,000

Comparable Properties



1/30 Narcissus Av BORONIA 3155 (REI)

Agent Comments

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Price: \$571,000
Method: Auction Sale
Date: 15/07/2023
Property Type: Unit
Land Size: 259 sqm approx



103/12 Orchard Rd BAYSWATER 3153 (REI)

Agent Comments

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Price: \$515,000
Method: Private Sale
Date: 27/07/2023
Property Type: Apartment



3/23 Begonia Av BAYSWATER 3153 (REI)

Agent Comments

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Price: \$450,000
Method: Auction Sale
Date: 10/06/2023
Property Type: Unit
Land Size: 97 sqm approx

Account - Ray White Oakleigh | P: 03 9568 2000 | F: 03 9568 2222