## 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	3/163 Scoresby Road, Boronia Vic 3155
Including suburb and	•
postcode	

#### Indicative selling price

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

Range between \$480,000	&	\$528,000
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#### Median sale price

Median price	\$652,000	Pro	perty Type Un	it		Suburb	Boronia
Period - From	01/04/2023	to	30/06/2023	So	urce	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

Add	dress 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 comparableproperties 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









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



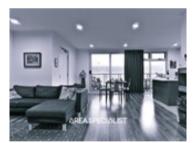
1/30 Narcissus Av BORONIA 3155 (REI)

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



103/12 Orchard Rd BAYSWATER 3153 (REI)

**-**2





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

Property Type: Apartment

Agent Comments



3/23 Begonia Av BAYSWATER 3153 (REI)

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Price: \$450.000 Method: Auction Sale Date: 10/06/2023

Property Type: Unit Land Size: 97 sqm approx Agent Comments

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



