

## 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

3/187 BORONIA ROAD BORONIA VIC 3155

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$600,000

&

\$660,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$614,500

Property type

Unit

Suburb

Boronia

Period-from

01 Sep 2022

to

31 Aug 2023

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

3/163 SCORESBY ROAD BORONIA VIC 3155	\$605,000	25-Aug-23
2/35 HARCOURT ROAD BORONIA VIC 3155	\$640,000	15-Mar-23
3/63 ELSIE STREET BORONIA VIC 3155	\$653,000	06-May-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.~~

This Statement of Information was prepared on: 14 September 2023



**3/163 SCORESBY ROAD BORONIA  
VIC 3155**

Sold Price

<sup>RS</sup>

**\$605,000**

Sold Date

**25-Aug-23**

 2  1  2

Distance

**1.09km**



**2/35 HARCOURT ROAD BORONIA  
VIC 3155**

Sold Price

**\$640,000**

Sold Date

**15-Mar-23**

 2  1  2

Distance

**1.8km**



**3/63 ELSIE STREET BORONIA VIC  
3155**

Sold Price

**\$653,000**

Sold Date

**06-May-23**

 2  1  2

Distance

**1.45km**

RS = Recent sale

UN = Undisclosed Sale

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