

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

3/40 NARCISSUS 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

\$690,000

&

\$750,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$823,000

Property type

House

Suburb

Boronia

Period-from

01 Aug 2022

to

31 Jul 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

1/178 SCORESBY ROAD BORONIA VIC 3155	\$700,000	11-May-23
43 ORNA STREET FERNTREE GULLY VIC 3156	\$730,000	02-May-23
1/42 PINE CRESCENT BORONIA VIC 3155	\$755,000	29-Jul-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: 07 August 2023



**1/178 SCORESBY ROAD BORONIA
VIC 3155**

 3  2  1

Sold Price

\$700,000

Sold Date

11-May-23

Distance

1.36km



**43 ORNA STREET FERNTREE
GULLY VIC 3156**

 3  2  2

Sold Price

\$730,000

Sold Date

02-May-23

Distance

1.36km



**1/42 PINE CRESCENT BORONIA
VIC 3155**

 3  2  2

Sold Price

^{RS} **\$755,000**

Sold Date

29-Jul-23

Distance

0.39km

RS = Recent sale

UN = Undisclosed Sale

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