

## 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

4/1 TULIP CRESCENT 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

\$650,000

&

\$695,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$650,000

Property type

Unit

Suburb

Boronia

Period-from

01 Feb 2023

to

31 Jan 2024

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

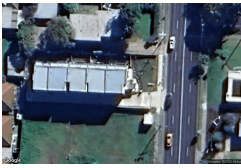
Date of sale

1/279 DORSET ROAD BORONIA VIC 3155	\$685,000	29-Jan-24
11 DEBSON CLOSE BORONIA VIC 3155	\$656,000	11-Nov-23
10/317 DORSET ROAD BORONIA VIC 3155	\$685,000	07-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.

This Statement of Information was prepared on: 20 February 2024



**1/279 DORSET ROAD BORONIA  
VIC 3155**

3 2 2

Sold Price

<sup>RS</sup> **\$685,000**

Sold Date

**29-Jan-24**

Distance

**0.73km**



**11 DEBSON CLOSE BORONIA VIC  
3155**

3 2 -

Sold Price

**\$656,000**

Sold Date

**11-Nov-23**

Distance

**1.73km**



**10/317 DORSET ROAD BORONIA  
VIC 3155**

3 1 2

Sold Price

<sup>RS</sup> **\$685,000**

Sold Date

**07-Dec-23**

Distance

**1.13km**

RS = Recent sale

UN = Undisclosed Sale

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