

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

4/20 PINE CRESCENT 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

\$585,000

&

\$640,000

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

2/24 FLOWER STREET FERNTREE GULLY VIC 3156	\$637,500	28-Sep-23
4/30 STONEHAVEN AVENUE BORONIA VIC 3155	\$640,000	27-Sep-23
4/29 EDINA ROAD FERNTREE GULLY VIC 3156	\$633,400	25-Jan-24

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: 06 February 2024



**2/24 FLOWER STREET FERNTREE
GULLY VIC 3156**

 2  1  1

Sold Price

\$637,500

Sold Date

28-Sep-23

Distance

1.26km



**4/30 STONEHAVEN AVENUE
BORONIA VIC 3155**

 2  2  1

Sold Price

\$640,000

Sold Date

27-Sep-23

Distance

0.28km



**4/29 EDINA ROAD FERNTREE
GULLY VIC 3156**

 2  1  -

Sold Price

^{RS} **\$633,400** ^{UN}

Sold Date

25-Jan-24

Distance

1.17km

RS = Recent sale

UN = Undisclosed Sale

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