

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

4/22 CENTRAL 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

\$600,000

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$612,250

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

| | | |
|-------------------------------------|-----------|-----------|
| 2/129 POWER ROAD BORONIA VIC 3155 | \$605,000 | 31-May-23 |
| 6/89 POWER ROAD BORONIA VIC 3155 | \$634,200 | 05-Jul-23 |
| 1/12 PINE CRESCENT BORONIA VIC 3155 | \$632,000 | 11-Jun-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: 19 September 2023



2/129 POWER ROAD BORONIA VIC 3155 Sold Price **\$605,000** Sold Date **31-May-23**

2 1 1

Distance **0.23km**



6/89 POWER ROAD BORONIA VIC 3155 Sold Price ^{RS} **\$634,200** Sold Date **05-Jul-23**

2 1 1

Distance **0.39km**



1/12 PINE CRESCENT BORONIA VIC 3155 Sold Price **\$632,000** Sold Date **11-Jun-23**

2 1 1

Distance **1.09km**

RS = Recent sale UN = Undisclosed Sale

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