

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

4/30 STONEHAVEN 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

\$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

2/19 ALLANDALE ROAD BORONIA VIC 3155	\$600,000	24-May-23
6/7 CYPRESS AVENUE BORONIA VIC 3155	\$651,000	24-Mar-23
11/31-35 CHANDLER ROAD BORONIA VIC 3155	\$651,500	21-Apr-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: 13 September 2023



**2/19 ALLANDALE ROAD BORONIA
VIC 3155**

Sold Price ^{RS} **\$600,000** ^{UN} Sold Date **24-May-23**

2 2 1

Distance **1.12km**



**6/7 CYPRESS AVENUE BORONIA
VIC 3155**

Sold Price **\$651,000** Sold Date **24-Mar-23**

2 2 1

Distance **0.41km**



**11/31-35 CHANDLER ROAD
BORONIA VIC 3155**

Sold Price **\$651,500** Sold Date **21-Apr-23**

2 2 1

Distance **1.2km**

RS = Recent sale

UN = Undisclosed Sale

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