

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

5/11 CHANDLER ROAD 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

\$620,000

&

\$680,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$651,500

Property type

Unit

Suburb

Boronia

Period-from

01 Apr 2023

to

31 Mar 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

4C ORCHID AVENUE BORONIA VIC 3155	\$636,314	07-Oct-23
6/18 BAMBURY STREET BORONIA VIC 3155	\$658,000	21-Nov-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.

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4C ORCHID AVENUE BORONIA VIC 3155 Sold Price

\$636,314 Sold Date **07-Oct-23**

3 3 2

Distance **0.38km**



6/18 BAMBURY STREET BORONIA VIC 3155 Sold Price

\$658,000 Sold Date **21-Nov-23**

3 1 1

Distance **0.4km**

RS = Recent sale

UN = Undisclosed Sale

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