

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

61 ROWSON STREET 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

\$650,000

&

\$715,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$850,000

Property type

House

Suburb

Boronia

Period-from

01 May 2023

to

30 Apr 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

52 DEVENISH ROAD BORONIA VIC 3155	\$710,050	21-Mar-24
33 ELSIE STREET BORONIA VIC 3155	\$710,000	31-Jan-24
40 MANUKA DRIVE BORONIA VIC 3155	\$730,000	08-Feb-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: 14 May 2024



52 DEVENISH ROAD BORONIA VIC 3155

Sold Price

\$710,050

Sold Date

21-Mar-24

3 1 1

Distance

0.1km



33 ELSIE STREET BORONIA VIC 3155

Sold Price

\$710,000

Sold Date

31-Jan-24

3 2 1

Distance

1.29km



40 MANUKA DRIVE BORONIA VIC 3155

Sold Price

\$730,000

Sold Date

08-Feb-24

3 1 1

Distance

1.48km

RS = Recent sale

UN = Undisclosed Sale

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