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	3/87 ALBERT 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	$650,000	&	$715,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$659,000	Property type	Unit	Suburb	Boronia
Period-from	01 Sep 2023	to	31 Aug 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
3/9 OWEN STREET BORONIA VIC 3155	$672,000	14-May-24
2/321 DORSET ROAD BORONIA VIC 3155	$685,500	20-Mar-24
4/29 WOODMASON ROAD BORONIA VIC 3155	$700,000	28-Aug-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: 04 September 2024

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3/9 OWEN STREET BORONIA VIC 3155

3 1 2

Sold Price **$672,000** Sold Date **14-May-24**

Distance **0.94km**



2/321 DORSET ROAD BORONIA VIC 3155

3 1 2

Sold Price **$685,500** Sold Date **20-Mar-24**

Distance **1.06km**



4/29 WOODMASON ROAD BORONIA VIC 3155

3 2 3

Sold Price RS **$700,000** Sold Date **28-Aug-24**

Distance **1.43km**

RS = Recent sale **UN** = Undisclosed Sale

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