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	7/37 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	$500,000	&	$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$665,000	Property type	Unit	Suburb	Boronia
Period-from	01 Mar 2024	to	28 Feb 2025	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
2/9 TULIP CRESCENT BORONIA VIC 3155	$540,000	16-Oct-24
3/10 LORDING STREET FERNTREE GULLY VIC 3156	$545,000	16-Jan-25
9/1 IRIS CRESCENT BORONIA VIC 3155	$550,000	20-Jan-25

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: 17 March 2025

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2/9 TULIP CRESCENT BORONIA VIC 3155

2 1 1

Sold Price **$540,000** Sold Date **16-Oct-24**

Distance **1.06km**



3/10 LORDING STREET FERNTREE GULLY VIC 3156

2 1 1

Sold Price RS **$545,000** Sold Date **16-Jan-25**

Distance **1.78km**



9/1 IRIS CRESCENT BORONIA VIC 3155

2 2 1

Sold Price **$550,000** Sold Date **20-Jan-25**

Distance **0.77km**

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

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