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	1/13 MORONEY 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	$550,000	&	$595,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$662,000	Property type	Unit	Suburb	Boronia
Period-from	01 Apr 2024	to	31 Mar 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
2/201 BORONIA ROAD BORONIA VIC 3155	$595,000	21-Dec-24
1/127 UNDERWOOD ROAD FERNTREE GULLY VIC 3156	$585,000	04-Nov-24
2/49 CHANDLER ROAD BORONIA VIC 3155	$577,500	27-Dec-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: 15 April 2025

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2/201 BORONIA ROAD BORONIA VIC 3155

2 1 1

Sold Price **$595,000** Sold Date **21-Dec-24**

Distance **1.48km**



1/127 UNDERWOOD ROAD FERNTREE GULLY VIC 3156

2 1 1

Sold Price **$585,000** Sold Date **04-Nov-24**

Distance **1.89km**



2/49 CHANDLER ROAD BORONIA VIC 3155

2 1 1

Sold Price **$577,500** Sold Date **27-Dec-24**

Distance **0.29km**

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

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