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	13 DAFFODIL 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	$900,000	&	$945,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$820,000	Property type	House	Suburb	Boronia
Period-from	01 Aug 2022	to	31 Jul 2023	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.

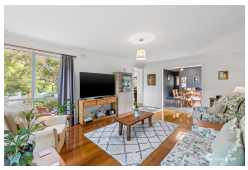
Address of comparable property	Price	Date of sale
29 FRANCIS CRESCENT FERNTREE GULLY VIC 3156	$930,000	25-Mar-23
2/12 THE AVENUE FERNTREE GULLY VIC 3156	$935,000	18-May-23
45 PINE CRESCENT BORONIA VIC 3155	$936,000	27-Feb-23

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.~~

This Statement of Information was prepared on: 24 August 2023

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29 FRANCIS CRESCENT FERNTREE GULLY VIC 3156

4 1 3

Sold Price **$930,000** Sold Date **25-Mar-23**

Distance **1.2km**



2/12 THE AVENUE FERNTREE GULLY VIC 3156

4 2 2

Sold Price RS **$935,000** Sold Date **18-May-23**

Distance **1.68km**



45 PINE CRESCENT BORONIA VIC 3155

4 2 2

Sold Price **$936,000** Sold Date **27-Feb-23**

Distance **0.49km**

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

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