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	3/30 STONEHAVEN 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	$665,000	Property type	Unit	Suburb	Boronia
Period-from	01 Oct 2021	to	30 Sep 2022	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
2/119 SCORESBY ROAD BAYSWATER VIC 3153	$688,000	12-Aug-22
2/35 CYPRESS AVENUE BORONIA VIC 3155	$700,000	25-Aug-22
3/14 NARCISSUS AVENUE BORONIA VIC 3155	$705,000	02-Jun-22

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.~~

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2/119 SCORESBY ROAD BAYSWATER VIC 3153

3 2 1

Sold Price **$688,000** Sold Date **12-Aug-22**

Distance **1.48km**



2/35 CYPRESS AVENUE BORONIA VIC 3155

3 2 1

Sold Price RS **$700,000** Sold Date **25-Aug-22**

Distance **0.63km**



3/14 NARCISSUS AVENUE BORONIA VIC 3155

3 2 2

Sold Price **$705,000** Sold Date **02-Jun-22**

Distance **0.11km**

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

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