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	1/22 CYPRESS 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	$600,000	&	$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$660,000	Property type	Unit	Suburb	Boronia
Period-from	01 Jul 2021	to	30 Jun 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
3/4 THE CRESCENT FERNTREE GULLY VIC 3156	$650,000	23-Apr-22
3/1A BUCHANAN STREET BORONIA VIC 3155	$650,000	02-Feb-22
1/10 LITCHFIELD AVENUE FERNTREE GULLY VIC 3156	$630,000	05-Mar-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.~~

This Statement of Information was prepared on: 11 July 2022

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3/4 THE CRESCENT FERNTREE GULLY VIC 3156

3 1 1

Sold Price **$650,000** Sold Date **23-Apr-22**

Distance **1.77km**



3/1A BUCHANAN STREET BORONIA VIC 3155

2 1 1

Sold Price Sold Date **02-Feb-22**

Distance **0.72km**



1/10 LITCHFIELD AVENUE FERNTREE GULLY VIC 3156

3 1 1

Sold Price **$630,000** Sold Date **05-Mar-22**

Distance **0.74km**

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

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