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	1/1 MCDONALD CRESCENT 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	$658,750	Property type	Unit	Suburb	Boronia
Period-from	01 Apr 2021	to	31 Mar 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
1/19 GIRDWOOD ROAD BORONIA VIC 3155	$575,000	23-Mar-22
4/2 WILLIAM STREET BORONIA VIC 3155	$585,000	20-Nov-21
4/183 DORSET ROAD BORONIA VIC 3155	$595,000	01-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: 27 April 2022

CONSUMER AFFAIRS VICTORIA

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1/19 GIRDWOOD ROAD BORONIA VIC 3155

2 1 1

Sold Price RS $575,000 Sold Date 23-Mar-22

Distance 0.79km



4/2 WILLIAM STREET BORONIA VIC 3155

2 1 1

Sold Price $585,000 Sold Date 20-Nov-21

Distance 1.27km



4/183 DORSET ROAD BORONIA VIC 3155

2 1 1

Sold Price RS $595,000 Sold Date 01-Mar-22

Distance 1.73km

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

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