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	2/27 OWEN 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	$720,000	&	$770,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$660,000	Property type	Unit	Suburb	Boronia
Period-from	01 Jun 2021	to	31 May 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
3/39 AUBREY GROVE BORONIA VIC 3155	$770,000	18-Mar-22
13/49-51 DEMOCRAT DRIVE THE BASIN VIC 3154	$770,000	22-Dec-21
3/251 FOREST ROAD BORONIA VIC 3155	$747,300	20-Jan-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: 21 June 2022

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3/39 AUBREY GROVE BORONIA VIC 3155

3 2 1

Sold Price RS $770,000 Sold Date 18-Mar-22

Distance 1.88km



13/49-51 DEMOCRAT DRIVE THE BASIN VIC 3154

3 2 1

Sold Price $770,000 Sold Date 22-Dec-21

Distance 1.25km



3/251 FOREST ROAD BORONIA VIC 3155

3 1 1

Sold Price $747,300 Sold Date 20-Jan-22

Distance 0.44km

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

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