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	3/76-78 BORONIA 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	$670,000	&	$735,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$612,250	Property type	Unit	Suburb	Boronia
Period-from	01 Sep 2022	to	31 Aug 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
9/25 EDINA ROAD FERNTREE GULLY VIC 3156	$670,000	25-Mar-23
1/3 PHYLLIS AVENUE BORONIA VIC 3155	$700,000	01-Apr-23
9 HILL VIEW CRESCENT FERNTREE GULLY VIC 3156	$730,000	11-Jul-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: 19 September 2023

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9/25 EDINA ROAD FERNTREE GULLY VIC 3156

3 1 2

Sold Price **$670,000** Sold Date **25-Mar-23**

Distance **1.52km**



1/3 PHYLLIS AVENUE BORONIA VIC 3155

3 2 2

Sold Price **$700,000** Sold Date **01-Apr-23**

Distance **0.9km**



9 HILL VIEW CRESCENT FERNTREE GULLY VIC 3156

3 1 2

Sold Price **$730,000** Sold Date **11-Jul-23**

Distance **1.99km**

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

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