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	70 MOUNT VIEW 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	$1,050,000	&	$1,125,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$850,000	Property type	House	Suburb	Boronia
Period-from	01 Jan 2023	to	31 Dec 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
99 ARMY ROAD BORONIA VIC 3155	$1,060,000	25-Aug-23
11 MARLAND ROAD BORONIA VIC 3155	$1,050,000	18-Oct-23
25 GOODWIN STREET THE BASIN VIC 3154	$1,072,500	09-Dec-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.~~

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99 ARMY ROAD BORONIA VIC 3155 Sold Price **$1,060,000** Sold Date **25-Aug-23**

3 2 2 Distance **1.67km**



11 MARLAND ROAD BORONIA VIC 3155 Sold Price RS **$1,050,000** Sold Date **18-Oct-23**

4 2 2 Distance **0.96km**



25 GOODWIN STREET THE BASIN VIC 3154 Sold Price RS **$1,072,500** Sold Date **09-Dec-23**

4 2 2 Distance **0.92km**

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

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