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	14/4 Rosella Avenue, Boronia Vic 3155

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price $620,000

Median sale price

Median price $645,000 Property Type Unit Suburb Boronia

Period - From 01/01/2024 to 31/03/2024 Source REIV

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 six 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	1/279 Dorset Rd BORONIA 3155	$685,000	29/01/2024
2	2/22 Orchid Av BORONIA 3155	$650,000	01/02/2024
3	2/1 Pine Cr BORONIA 3155	$639,950	23/01/2024

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 six months.~~

This Statement of Information was prepared on: 26/04/2024 13:24

14/4 Rosella Avenue, Boronia Vic 3155



3 2 1

Property Type: Townhouse (Res)
Land Size: 65 sqm approx

Agent Comments

Indicative Selling Price
$620,000
Median Unit Price
March quarter 2024: $645,000

Comparable Properties



1/279 Dorset Rd BORONIA 3155 (REI)

3 2 2

Price: $685,000
Method: Private Sale
Date: 29/01/2024
Property Type: Townhouse (Single)

Agent Comments



2/22 Orchid Av BORONIA 3155 (VG)

3 - -

Price: $650,000
Method: Sale
Date: 01/02/2024
Property Type: Flat/Unit/Apartment (Res)

Agent Comments



2/1 Pine Cr BORONIA 3155 (REI/VG)

3 1 2

Price: $639,950
Method: Private Sale
Date: 23/01/2024
Rooms: 5
Property Type: Townhouse (Res)

Agent Comments

Account - Belle Property Doncaster East | P: 0391258568

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