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	1/42 Pine Crescent, Boronia Vic 3155

Indicative selling price

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

Range between $650,000 & $700,000

Median sale price

Median price $632,500 Property Type Unit Suburb Boronia

Period - From 22/06/2022 to 21/06/2023 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	7/5 Salmon Rd BORONIA 3155	$707,000	15/03/2023
2	3/21 Bowen St FERNTREE GULLY 3156	$688,500	20/03/2023
3	18/235 Scoresby Rd BORONIA 3155	$670,000	03/04/2023

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: 22/06/2023 11:32

1/42 Pine Crescent, Boronia Vic 3155



3 2 2

Property Type:
Flat/Unit/Apartment (Res)

Agent Comments

Indicative Selling Price
$650,000 - $700,000
Median Unit Price
22/06/2022 - 21/06/2023: $632,500

Comparable Properties



7/5 Salmon Rd BORONIA 3155 (REI)

3 2 2

Price: $707,000
Method: Private Sale
Date: 15/03/2023
Rooms: 5
Property Type: Unit

Agent Comments



3/21 Bowen St FERNTREE GULLY 3156 (REI/VG)

3 2 2

Price: $688,500
Method: Private Sale
Date: 20/03/2023
Property Type: Unit
Land Size: 273 sqm approx

Agent Comments



18/235 Scoresby Rd BORONIA 3155 (REI/VG)

3 2 2

Price: $670,000
Method: Private Sale
Date: 03/04/2023
Property Type: Unit
Land Size: 281 sqm approx

Agent Comments

Account - Jellis Craig | P: (03) 9908 5700

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