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	1/24 Central Avenue 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	$600,000	&	$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$590,000	Property type	Unit	Suburb	Boronia
Period-from	01 Jun 2019	to	31 May 2020	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
3/65 Stewart Street Boronia VIC 3155	$676,600	25-Feb-20
3/57 Western Road Boronia VIC 3155	$668,000	03-Mar-20
2/1 Coogee Street Boronia VIC 3155	$660,000	29-Feb-20

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: 23 June 2020

Brett Smith
P 03 9801 4777
M 0430 168 788
E brettsmith@barryplant.com.au



3/65 Stewart Street Boronia VIC 3155

3 2 2

Sold Price **$676,600** Sold Date **25-Feb-20**

Distance **1.04km**



3/57 Western Road Boronia VIC 3155

3 2 2

Sold Price **$668,000** Sold Date **03-Mar-20**

Distance **1.73km**



2/1 Coogee Street Boronia VIC 3155

3 2 2

Sold Price **$660,000** Sold Date **29-Feb-20**

Distance **0.18km**

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

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