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	3/20 Bambury Street 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	$640,000	&	$670,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$585,000	Property type	Unit	Suburb	Boronia
Period-from	01 Oct 2019	to	30 Sep 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
2/20 Bambury Street Boronia VIC 3155	$662,000	23-May-20
1/24 Central Avenue Boronia VIC 3155	$654,000	16-Jul-20
2/40 Narcissus Avenue Boronia VIC 3155	$678,000	15-Oct-19

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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2/20 Bambury Street Boronia VIC 3155

3 2 2

Sold Price **$662,000** Sold Date **23-May-20**

Distance **0.01km**



1/24 Central Avenue Boronia VIC 3155

3 2 2

Sold Price **$654,000** Sold Date **16-Jul-20**

Distance **0.75km**



2/40 Narcissus Avenue Boronia VIC 3155

3 2 2

Sold Price **$678,000** Sold Date **15-Oct-19**

Distance **1.57km**

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

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