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	3/8 Narcissus 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	$580,000	&	$630,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$591,500	Property type	Unit	Suburb	Boronia
Period-from	01 Aug 2020	to	31 Jul 2021	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
2/12 Valerie Street Boronia VIC 3155	$623,000	30-Apr-21
1/31 Narcissus Avenue Boronia VIC 3155	$625,000	07-May-21
4/23 Stradbroke Road Boronia VIC 3155	$630,000	29-Apr-21

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: 04 August 2021

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2/12 Valerie Street Boronia VIC 3155

2 1 2

Sold Price **$623,000** Sold Date **30-Apr-21**

Distance **0.79km**

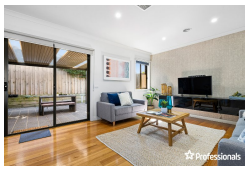


1/31 Narcissus Avenue Boronia VIC 3155

2 1 2

Sold Price **$625,000** Sold Date **07-May-21**

Distance **0.46km**



4/23 Stradbroke Road Boronia VIC 3155

2 1 1

Sold Price **$630,000** Sold Date **29-Apr-21**

Distance **0.75km**

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

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