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	33 Russell Crescent 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	$770,000	~~or range between~~		&	

Median sale price

(*Delete house or unit as applicable)

Median Price	$770,750	Property type	House	Suburb	Boronia
Period-from	01 Oct 2020	to	30 Sep 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
4 Lyell Road Boronia VIC 3155	$790,000	08-May-21
5 Jordan Court Boronia VIC 3155	$775,000	05-May-21
2 Colorado Court Ferntree Gully VIC 3156	$772,000	07-Aug-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.~~

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4 Lyell Road Boronia VIC 3155

3 1 2

Sold Price **$790,000** Sold Date **08-May-21**

Distance **0.43km**



5 Jordan Court Boronia VIC 3155

3 1 2

Sold Price **$775,000** Sold Date **05-May-21**

Distance **0.66km**



2 Colorado Court Ferntree Gully VIC 3156

3 1 1

Sold Price RS **$772,000** Sold Date **07-Aug-21**

Distance **1.08km**

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

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