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	1/27 OWEN 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	$590,000	&	$649,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$658,750	Property type	Unit	Suburb	Boronia
Period-from	01 Apr 2021	to	31 Mar 2022	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
1/11 MONCOE STREET BORONIA VIC 3155	$612,000	17-Apr-21
2/3 HARCOURT ROAD BORONIA VIC 3155	$591,000	26-Jun-21
18/57 CHANDLER ROAD BORONIA VIC 3155	$622,000	15-Feb-22

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: 22 April 2022

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1/11 MONCOE STREET BORONIA VIC 3155

2 1 1

Sold Price **$612,000** Sold Date **17-Apr-21**

Distance **0.18km**



2/3 HARCOURT ROAD BORONIA VIC 3155

2 1 2

Sold Price **$591,000** Sold Date **26-Jun-21**

Distance **0.25km**



18/57 CHANDLER ROAD BORONIA VIC 3155

2 1 1

Sold Price **$622,000** Sold Date **15-Feb-22**

Distance **0.44km**

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

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