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	1/95-97 COLEMAN ROAD 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	$700,000	&	$770,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$851,000	Property type	Other	Suburb	Boronia
Period-from	01 Apr 2023	to	31 Mar 2024	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
1/3 JEANETTE STREET BAYSWATER VIC 3153	$696,000	19-Aug-23
1/466 BORONIA ROAD WANTIRNA SOUTH VIC 3152	$750,000	02-Dec-23
2/25 NARCISSUS AVENUE BORONIA VIC 3155	$697,500	02-Feb-24

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: 30 April 2024

CONSUMER AFFAIRS VICTORIA

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1/3 JEANETTE STREET BAYSWATER VIC 3153

3 1 3

Sold Price **$696,000** Sold Date **19-Aug-23**

Distance **0.63km**



1/466 BORONIA ROAD WANTIRNA SOUTH VIC 3152

3 1 2

Sold Price **$750,000** Sold Date **02-Dec-23**

Distance **0.91km**



2/25 NARCISSUS AVENUE BORONIA VIC 3155

3 1 2

Sold Price **$697,500** Sold Date **02-Feb-24**

Distance **2.35km**

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

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