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	2/18 MONCOE 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	$650,000	&	$695,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$650,000	Property type	Unit	Suburb	Boronia
Period-from	01 May 2023	to	30 Apr 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.

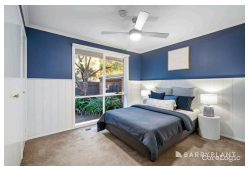
Address of comparable property	Price	Date of sale
3/2 RANGEVIEW ROAD BORONIA VIC 3155	$657,000	12-Mar-24
4/1 CARNARVON AVENUE THE BASIN VIC 3154	$675,000	31-Jan-24
15 DEBSON CLOSE BORONIA VIC 3155	$690,000	26-Mar-24

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: 06 May 2024

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3/2 RANGEVIEW ROAD BORONIA VIC 3155

2 1 1

Sold Price **$657,000** Sold Date **12-Mar-24**

Distance **0.74km**



4/1 CARNARVON AVENUE THE BASIN VIC 3154

2 1 1

Sold Price **$675,000** Sold Date **31-Jan-24**

Distance **0.88km**



15 DEBSON CLOSE BORONIA VIC 3155

2 1 1

Sold Price RS **$690,000** Sold Date **26-Mar-24**

Distance **1.56km**

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

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