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	1/42 CENTRAL 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	$650,000	&	$698,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$855,500	Property type	House	Suburb	Boronia
Period-from	01 Jul 2023	to	30 Jun 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
2/25 NARCISSUS AVENUE BORONIA VIC 3155	$697,500	02-Feb-24
1/11 BAMBURY STREET BORONIA VIC 3155	$690,000	10-Apr-24
2/321 DORSET ROAD BORONIA VIC 3155	$685,500	20-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: 26 July 2024

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2/25 NARCISSUS AVENUE BORONIA VIC 3155

3 1 2

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

Distance **1.37km**

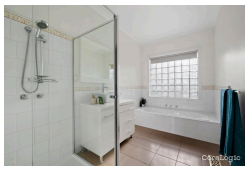


1/11 BAMBURY STREET BORONIA VIC 3155

3 1 1

Sold Price **$690,000** Sold Date **10-Apr-24**

Distance **0.84km**



2/321 DORSET ROAD BORONIA VIC 3155

3 1 2

Sold Price **$685,500** Sold Date **20-Mar-24**

Distance **0.25km**

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

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