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	3/1 ROY COURT 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	$657,000	Property type	Unit	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
2/3 GRANDVIEW GROVE BAYSWATER VIC 3153	$650,000	14-Feb-24
3/8 ROY COURT BORONIA VIC 3155	$675,000	27-Feb-24
2/13 WOODVALE ROAD BORONIA VIC 3155	$691,550	04-Jul-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: 16 July 2024

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2/3 GRANDVIEW GROVE BAYSWATER VIC 3153

2 1 1

Sold Price **$650,000** Sold Date **14-Feb-24**

Distance **1.69km**



3/8 ROY COURT BORONIA VIC 3155

2 2 1

Sold Price **$675,000** Sold Date **27-Feb-24**

Distance **0.11km**



2/13 WOODVALE ROAD BORONIA VIC 3155

2 1 2

Sold Price RS **$691,550** Sold Date **04-Jul-24**

Distance **1.8km**

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

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