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	1/137 Scoresby 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	$649,000	~~or range between~~		&	

Median sale price

(*Delete house or unit as applicable)

Median Price	$647,000	Property type	Unit	Suburb	Boronia
Period-from	01 Feb 2021	to	31 Jan 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
1/15 Marville Court Boronia VIC 3155	$645,000	25-Oct-21
1A/12 Woodmason Road Boronia VIC 3155	$650,000	13-Sep-21

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: 25 February 2022

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1/15 Marville Court Boronia VIC 3155 Sold Price **$645,000** Sold Date **25-Oct-21**

3 1 2 Distance **0.93km**



1A/12 Woodmason Road Boronia VIC 3155 Sold Price **$650,000** Sold Date **13-Sep-21**

3 1 2 Distance **1.37km**

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

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