

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

5/4 ROSELLA 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

&

\$680,000

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

1/18 HAZELWOOD ROAD BORONIA VIC 3155	\$640,000	10-Jul-24
3/30 DEVENISH ROAD BORONIA VIC 3155	\$710,000	26-Mar-24
19/235 SCORESBY ROAD BORONIA VIC 3155	\$732,000	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: 21 July 2024

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**1/18 HAZELWOOD ROAD BORONIA** Sold Price
VIC 3155

3 2 1

^{RS} **\$640,000** Sold Date **10-Jul-24**Distance **1.14km****3/30 DEVENISH ROAD BORONIA** Sold Price
VIC 3155

3 2 1

\$710,000 Sold Date **26-Mar-24**Distance **1.39km****19/235 SCORESBY ROAD BORONIA** Sold Price
VIC 3155

3 2 1

\$732,000 Sold Date **02-Feb-24**Distance **1.82km****RS** = Recent sale**UN** = Undisclosed Sale

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