

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

2/20 ALBERT 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

\$680,000

&

\$740,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$875,000

Property type

Other

Suburb

Boronia

Period-from

01 Nov 2021

to

31 Oct 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

3/46 TULIP CRESCENT BORONIA VIC 3155	\$742,500	22-May-22
1/1 WOODMASON ROAD BORONIA VIC 3155	\$695,000	28-Jun-22
3/9 MURENE COURT BORONIA VIC 3155	\$702,000	24-Jul-22

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: 14 November 2022



**3/46 TULIP CRESCENT BORONIA
VIC 3155**

 3  2  1

Sold Price

\$742,500

Sold Date **22-May-22**

Distance **1.39km**



**1/1 WOODMASON ROAD BORONIA
VIC 3155**

 3  1  1

Sold Price

\$695,000

Sold Date **28-Jun-22**

Distance **1.15km**



**3/9 MURENE COURT BORONIA VIC
3155**

 3  2  2

Sold Price

\$702,000

Sold Date **24-Jul-22**

Distance **1.99km**

RS = Recent sale

UN = Undisclosed Sale

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