

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

7/12 Park Crescent 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

\$450,000

&

\$495,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$545,500

*House

*Unit

X

Suburb

Boronia

Period-from

01 Jul 2018

to

30 Jun 2019

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

5/10 Park Crescent Boronia VIC 3155	\$457,000	05-Feb-19
8/5 Cypress Avenue Boronia VIC 3155	\$465,000	29-Apr-19
1/2 Tulip Crescent Boronia VIC 3155	\$475,000	21-Apr-19

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.~~

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5/10 Park Crescent Boronia VIC 3155

2 2 1

Sold Price

\$457,000

Sold Date

05-Feb-19

Distance

0.02km



8/5 Cypress Avenue Boronia VIC 3155

2 2 1

Sold Price

\$465,000

Sold Date

29-Apr-19

Distance

0.06km



1/2 Tulip Crescent Boronia VIC 3155

2 1 1

Sold Price

\$475,000

Sold Date

21-Apr-19

Distance

0.31km

RS = Recent sale

UN = Undisclosed Sale

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