

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

6/1 Tulip 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

\$495,000

&

\$535,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$540,000

*House

*Unit

X

Suburb

Boronia

Period-from

01 Jun 2018

to

31 May 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

1/17 Pine Crescent Boronia VIC 3155	\$495,000	25-May-19
3/125 Dorset Road Boronia VIC 3155	\$515,000	19-Feb-19
2/70 Albert Avenue Boronia VIC 3155	\$525,000	14-May-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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1/17 Pine Crescent Boronia VIC 3155 Sold Price ^{RS} **\$495,000** Sold Date **25-May-19**

2 1 2

Distance **0.25km**



3/125 Dorset Road Boronia VIC 3155 Sold Price **\$515,000** Sold Date **19-Feb-19**

2 1 2

Distance **1.08km**



2/70 Albert Avenue Boronia VIC 3155 Sold Price ^{RS} **\$525,000** Sold Date **14-May-19**

2 1 2

Distance **1.59km**

RS = Recent sale

UN = Undisclosed Sale

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