

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 ZEEHAN 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

or range
between

\$650,000

&

\$700,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$825,500

Property type

House

Suburb

Boronia

Period-from

01 Nov 2022

to

31 Oct 2023

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

| | | |
|-----------------------------------|-----------|-----------|
| 29 DUNCAN AVENUE BORONIA VIC 3155 | \$881,000 | 09-Aug-23 |
| 18 DEVENISH ROAD BORONIA VIC 3155 | \$835,000 | 03-Jun-23 |
| 26 MATLOCK ROAD BORONIA VIC 3155 | \$862,500 | 10-Aug-23 |

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: 23 November 2023



29 DUNCAN AVENUE BORONIA VIC 3155

 3  1  5

Sold Price **\$881,000** Sold Date **09-Aug-23**

Distance **1.08km**

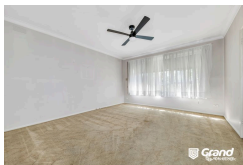


18 DEVENISH ROAD BORONIA VIC 3155

 3  1  4

Sold Price **\$835,000** Sold Date **03-Jun-23**

Distance **1.1km**



26 MATLOCK ROAD BORONIA VIC 3155

 3  1  6

Sold Price **\$862,500** Sold Date **10-Aug-23**

Distance **0.71km**

RS = Recent sale UN = Undisclosed Sale

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