

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

5/10 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

\$550,000

&

\$595,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$656,500

Property type

Unit

Suburb

Boronia

Period-from

01 Dec 2023

to

30 Nov 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

4/8 LAUREL AVENUE BORONIA VIC 3155	\$591,000	23-Jul-24
8/13 ALLANDALE ROAD BORONIA VIC 3155	\$590,000	21-Jun-24
3/8 WOODVALE ROAD BORONIA VIC 3155	\$575,000	26-Nov-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: 10 December 2024



4/8 LAUREL AVENUE BORONIA VIC 3155

 2  2  1

Sold Price

\$591,000

Sold Date

23-Jul-24

Distance

0.69km



8/13 ALLANDALE ROAD BORONIA VIC 3155

 2  2  1

Sold Price

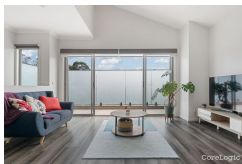
\$590,000

Sold Date

21-Jun-24

Distance

0.68km



3/8 WOODVALE ROAD BORONIA VIC 3155

 2  2  1

Sold Price

^{RS} **\$575,000**

Sold Date

26-Nov-24

Distance

0.53km

RS = Recent sale

UN = Undisclosed Sale

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