

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

3 BRIAR STREET 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

\$870,000

&

\$930,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$850,000

Property type

House

Suburb

Boronia

Period-from

01 Feb 2022

to

31 Jan 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

4 CASTLEWOOD DRIVE BORONIA VIC 3155	\$927,500	19-Oct-22
12 ROWAN AVENUE BORONIA VIC 3155	\$901,000	23-Nov-22
2 MITCHELL AVENUE BORONIA VIC 3155	\$906,000	24-Sep-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: 28 February 2023



**4 CASTLEWOOD DRIVE BORONIA
VIC 3155**

Sold Price

\$927,500

Sold Date

19-Oct-22



4



2



2

Distance

1.37km



**12 ROWAN AVENUE BORONIA VIC
3155**

Sold Price

\$901,000

Sold Date

23-Nov-22



3



2



1

Distance

2.21km



**2 MITCHELL AVENUE BORONIA
VIC 3155**

Sold Price

\$906,000

Sold Date

24-Sep-22



4



2



2

Distance

3.08km

RS = Recent sale

UN = Undisclosed Sale

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