

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 1/9 Genista Avenue, 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)

Range between \$*660,000 & \$720,000

Median sale price

Median price \$660,000 Property type *Townhouse* Suburb Boronia

Period - From 25/10/2023 to 24/10/2024 Source realestate.com.au

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 six 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 – 3/2 Conway Court, Boronia	\$740,000	26/6/2024
2 – 7/11 Pine Crescent, Boronia	\$720,000	31/5/2024
3 – 4/1 Woodvale Road, Boronia	\$707,500	22/7/2024

This Statement of Information was prepared on: 7/11/2024