

## 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 Enderby Court Boronia VIC 3155

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$790,000

&

\$860,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$750,000

Property type

House

Suburb

Boronia

Period-from

01 Jul 2020

to

30 Jun 2021

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

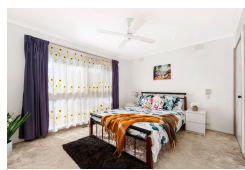
Date of sale

6 Currawa Drive Boronia VIC 3155	\$841,000	24-Jul-21
13 Emerald Court Boronia VIC 3155	\$792,500	08-Jun-21
11 Mitchell Avenue Boronia VIC 3155	\$825,000	24-Apr-21

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: 30 July 2021



**6 Currawa Drive Boronia VIC 3155** Sold Price <sup>RS</sup> **\$841,000** Sold Date **24-Jul-21**

 3  2  2

Distance **0.98km**



**13 Emerald Court Boronia VIC 3155** Sold Price **\$792,500** Sold Date **08-Jun-21**

 3  2  1

Distance **1km**



**11 Mitchell Avenue Boronia VIC 3155** Sold Price <sup>RS</sup> **\$825,000** Sold Date **24-Apr-21**

 3  2  2

Distance **1.92km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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