

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

4 DEBORAH 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)

Single Price

or range
between

\$700,000

&

\$750,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$848,000

Property type

House

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

1 CASUARINA AVENUE BORONIA VIC 3155	\$748,000	03-Aug-24
71 MOUNT VIEW ROAD BORONIA VIC 3155	\$740,000	29-Oct-24
125 ALBERT AVENUE BORONIA VIC 3155	\$718,000	07-Dec-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



**1 CASUARINA AVENUE BORONIA
VIC 3155**

3 1 2

Sold Price

\$748,000

Sold Date **03-Aug-24**

Distance **0.47km**



**71 MOUNT VIEW ROAD BORONIA
VIC 3155**

3 1 1

Sold Price

\$740,000

Sold Date **29-Oct-24**

Distance **1.74km**



**125 ALBERT AVENUE BORONIA
VIC 3155**

3 1 3

Sold Price

^{RS} **\$718,000**

Sold Date **07-Dec-24**

Distance **0.45km**

RS = Recent sale

UN = Undisclosed Sale

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