

# 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

56 Avington Crescent, Boronia Vic 3155

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Range between \$860,000 & \$900,000

### Median sale price

Median price \$860,000 Property Type House Suburb Boronia

Period - From 01/01/2023 to 31/12/2023 Source REIV

### 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	15 Stoneleigh Av BORONIA 3155	\$904,000	16/12/2023
2	2 Early PI BORONIA 3155	\$871,000	28/01/2024
3	41 Avington Cr BORONIA 3155	\$860,000	13/12/2023

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 six months.~~

This Statement of Information was prepared on:

19/03/2024 09:28



4 2 2

**Property Type:** House  
**Land Size:** 667 sqm approx  
**Agent Comments**  
 Tenant till 07/10/2004 \$2476

**Indicative Selling Price**  
 \$860,000 - \$900,000  
**Median House Price**  
 Year ending December 2023: \$860,000

## Comparable Properties



**15 Stoneleigh Av BORONIA 3155 (REI/VG)**

**Agent Comments**

4 2 2

**Price:** \$904,000  
**Method:** Auction Sale  
**Date:** 16/12/2023  
**Property Type:** House (Res)  
**Land Size:** 747 sqm approx



**2 Early PI BORONIA 3155 (REI)**

**Agent Comments**

3 1 3

**Price:** \$871,000  
**Method:** Auction Sale  
**Date:** 28/01/2024  
**Property Type:** House (Res)  
**Land Size:** 721 sqm approx



**41 Avington Cr BORONIA 3155 (REI/VG)**

**Agent Comments**

4 2 3

**Price:** \$860,000  
**Method:** Sold Before Auction  
**Date:** 13/12/2023  
**Property Type:** House (Res)  
**Land Size:** 751 sqm approx