

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

12 Normleith Grove 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

\$720,000

&

\$770,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$710,000

Property type

House

Suburb

Boronia

Period-from

01 Feb 2020

to

31 Jan 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

156 Forest Road Ferntree Gully VIC 3156	\$720,000	25-Nov-20
12 Joan Avenue Ferntree Gully VIC 3156	\$735,000	31-Dec-20
30 Verbena Avenue The Basin VIC 3154	\$760,000	25-Nov-20

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 February 2021



156 Forest Road Ferntree Gully VIC 3156

Sold Price

\$720,000

Sold Date **25-Nov-20**

 3  1  1

Distance **1.67km**



12 Joan Avenue Ferntree Gully VIC 3156

Sold Price

^{RS} **\$735,000**

Sold Date **31-Dec-20**

 3  1  3

Distance **1.98km**



30 Verbena Avenue The Basin VIC 3154

Sold Price

^{RS} **\$760,000**

Sold Date **25-Nov-20**

 3  2  1

Distance **0.89km**

RS = Recent sale

UN = Undisclosed Sale

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