

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

3 Teak Court, Boronia Vic 3155

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$730,000 & \$780,000

Median sale price

Median price \$840,000 Property type House Suburb Boronia

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

Comparable property sales

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
71 Linda Crescent, Ferntree Gully Vic 3156	\$770,000	25/03/2023
24 Orna Street, Ferntree Gully Vic 3156	\$765,000	01/03/2023
30 Veronica Street, Ferntree Gully Vic 3156	\$770,000	20/01/2023

This Statement of Information was prepared on: 01/05/2023