

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

36 Bambury Street, Boronia Vic 3155

Indicative selling price

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

Range between \$650,000 & \$700,000

Median sale price

Median price \$854,500 Property Type House Suburb Boronia

Period - From 30/04/2023 to 29/04/2024 Source REIV

Comparable property sales (*Delete A or B below as applicable)

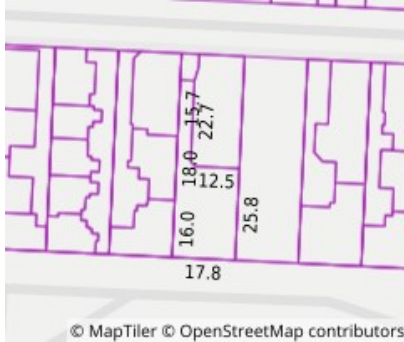
A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	11a Parker Av BORONIA 3155	\$700,000	09/02/2024
2	15 Debson Cl BORONIA 3155	\$690,000	26/03/2024
3	2/19 Cypress Av BORONIA 3155	\$653,000	22/03/2024

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: 30/04/2024 10:58



 2  1  2

Property Type: House
Land Size: 556 sqm approx
Agent Comments

Indicative Selling Price
\$650,000 - \$700,000
Median House Price
30/04/2023 - 29/04/2024: \$854,500

Comparable Properties



11a Parker Av BORONIA 3155 (REI/VG)

Agent Comments

 2  1  2

Price: \$700,000
Method: Private Sale
Date: 09/02/2024
Property Type: House
Land Size: 531 sqm approx



15 Debson Ct BORONIA 3155 (REI)

Agent Comments

 2  1  2

Price: \$690,000
Method: Private Sale
Date: 26/03/2024
Property Type: House
Land Size: 296 sqm approx



2/19 Cypress Av BORONIA 3155 (REI/VG)

Agent Comments

 2  1  3

Price: \$653,000
Method: Private Sale
Date: 22/03/2024
Property Type: House
Land Size: 573 sqm approx

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