

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 GORDON CRESCENT 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

\$865,000

&

\$950,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$820,000

Property type

House

Suburb

Boronia

Period-from

01 Aug 2022

to

31 Jul 2023

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

6 DAVEY STREET BORONIA VIC 3155	\$850,000	19-Aug-23
3 VIVIENNE AVENUE BORONIA VIC 3155	\$895,000	28-Aug-23
7 CENTRAL AVENUE BORONIA VIC 3155	\$950,000	27-May-23

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: 30 August 2023



6 DAVEY STREET BORONIA VIC 3155

Sold Price

^{RS} \$850,000

Sold Date 19-Aug-23

 3  1  1

Distance 1.01km



3 VIVIENNE AVENUE BORONIA VIC 3155

Sold Price

^{RS} \$895,000

Sold Date 28-Aug-23

 3  1  2

Distance 0.85km



7 CENTRAL AVENUE BORONIA VIC 3155

Sold Price

\$950,000

Sold Date 27-May-23

 3  1  2

Distance 1.99km

RS = Recent sale

UN = Undisclosed Sale

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