

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

7 BRADMAN COURT 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

\$1,070,000

&

\$1,150,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$836,500

Property type

House

Suburb

Boronia

Period-from

01 Mar 2024

to

28 Feb 2025

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

5 GLENDALE COURT BORONIA VIC 3155	\$1,070,000	11-Oct-24
12 ARBOR AVENUE FERNTREE GULLY VIC 3156	\$1,100,000	16-Dec-24
2 BARTON AVENUE FERNTREE GULLY VIC 3156	\$1,110,000	15-Feb-25

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: 05 March 2025



5 GLENDALE COURT BORONIA VIC 3155 Sold Price **\$1,070,000** Sold Date **11-Oct-24**

 4  3  4

Distance **0.39km**



12 ARBOR AVENUE FERNTREE GULLY VIC 3156 Sold Price **\$1,100,000** Sold Date **16-Dec-24**

 4  2  2

Distance **1.49km**



2 BARTON AVENUE FERNTREE GULLY VIC 3156 Sold Price ^{RS} **\$1,110,000** Sold Date **15-Feb-25**

 4  2  2

Distance **1.75km**



7 BARTON AVENUE FERNTREE GULLY VIC 3156 Sold Price **\$1,135,000** Sold Date **20-Nov-24**

 4  2  3

Distance **1.84km**

RS = Recent sale UN = Undisclosed Sale

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