

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

23 Garden Avenue 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

\$589,950

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$655,000

Property type

House

Suburb

Boronia

Period-from

01 Nov 2018

to

31 Oct 2019

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

1/91 Farnham Road Bayswater VIC 3153	\$608,000	23-Oct-19
1/10 Pine Crescent Boronia VIC 3155	\$595,000	14-Aug-19
1 Debson Close Boronia VIC 3155	\$581,000	05-Oct-19

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: 12 November 2019



1/91 Farnham Road Bayswater VIC 3153

Sold Price

^{RS}

\$608,000

Sold Date

23-Oct-19



3



1



2

Distance

0.95km



1/10 Pine Crescent Boronia VIC 3155

Sold Price

^{RS}

\$595,000

Sold Date

14-Aug-19



3



1



1

Distance

1.82km



1 Debson Close Boronia VIC 3155

Sold Price

\$581,000

Sold Date

05-Oct-19



2



1



1

Distance

0.13km

RS = Recent sale

UN = Undisclosed Sale

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