

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

5 ARMY ROAD 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

\$980,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$855,500

Property type

House

Suburb

Boronia

Period-from

01 Jul 2023

to

30 Jun 2024

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

4 ROBINSON COURT BAYSWATER NORTH VIC 3153	\$970,000	02-May-24
39 GRANT DRIVE BAYSWATER NORTH VIC 3153	\$980,000	18-Feb-24
20 COBBITTY COURT BORONIA VIC 3155	\$943,000	18-May-24

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: 09 July 2024



4 ROBINSON COURT BAYSWATER NORTH VIC 3153

Sold Price

^{RS} \$970,000

Sold Date 02-May-24

3 2 2

Distance 0.66km



39 GRANT DRIVE BAYSWATER NORTH VIC 3153

Sold Price

\$980,000

Sold Date 18-Feb-24

4 2 2

Distance 1.27km



20 COBBITTY COURT BORONIA VIC 3155

Sold Price

^{RS} \$943,000

Sold Date 18-May-24

4 2 2

Distance 0.22km

RS = Recent sale

UN = Undisclosed Sale

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