

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

39 WARATAH AVENUE THE BASIN VIC 3154

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

\$750,000

&

\$820,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$854,250

Property type

House

Suburb

The Basin

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

20 GARDEN AVENUE BORONIA VIC 3155	\$755,000	27-Feb-24
2 COTTESMORE COURT BORONIA VIC 3155	\$780,000	07-Feb-24
5 THELMA AVENUE BORONIA VIC 3155	\$805,000	27-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: 17 July 2024


**20 GARDEN AVENUE BORONIA
VIC 3155**
 3  1  2

Sold Price

\$755,000

Sold Date

27-Feb-24

Distance

1.85km

**2 COTTESMORE COURT BORONIA
VIC 3155**
 3  1  2

Sold Price

\$780,000

Sold Date

07-Feb-24

Distance

1.26km

**5 THELMA AVENUE BORONIA VIC
3155**
 3  1  2

Sold Price

^{RS} **\$805,000**

Sold Date

27-May-24

Distance

1.66km
RS = Recent sale

UN = Undisclosed Sale

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