

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

56 Avington Crescent, Boronia Vic 3155

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$810,000

&

\$835,000

Median sale price

Median price \$845,000

Property Type House

Suburb Boronia

Period - From 01/07/2024

to 30/09/2024

Source REIV

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 six 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	20a Moroney St BORONIA 3155	\$785,000	12/10/2024
2	27 Tolhurst Av BORONIA 3155	\$830,000	21/09/2024
3	40 Tolhurst Av BORONIA 3155	\$850,000	21/06/2024

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 six months.~~

This Statement of Information was prepared on:

18/10/2024 18:42



 4
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  2

Property Type: House
Land Size: 667 sqm approx
Agent Comments

Indicative Selling Price
 \$810,000 - \$835,000
Median House Price
 September quarter 2024: \$845,000

Comparable Properties



20a Moroney St BORONIA 3155 (REI)

Agent Comments

 3
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Price: \$785,000
Method: Auction Sale
Date: 12/10/2024
Property Type: House (Res)
Land Size: 507 sqm approx



27 Tolhurst Av BORONIA 3155 (REI)

Agent Comments

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Price: \$830,000
Method: Auction Sale
Date: 21/09/2024
Property Type: House (Res)
Land Size: 631 sqm approx



40 Tolhurst Av BORONIA 3155 (REI/VG)

Agent Comments

 4
  2
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Price: \$850,000
Method: Private Sale
Date: 21/06/2024
Rooms: 6
Property Type: House (Res)
Land Size: 653 sqm approx