

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

12 HERBERT STREET 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

\$790,000

&

\$869,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$836,500

Property type

House

Suburb

Boronia

Period-from

01 Feb 2024

to

31 Jan 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

52 JOHNSON DRIVE FERNTREE GULLY VIC 3156	\$783,000	27-Sep-24
7 TARANTO COURT BORONIA VIC 3155	\$850,000	24-Oct-24
74 ALLANFIELD CRESCENT BORONIA VIC 3155	\$873,000	28-Sep-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: 11 February 2025

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**52 JOHNSON DRIVE FERNTREE
GULLY VIC 3156**

3 2 2

Sold Price

\$783,000Sold Date **27-Sep-24**Distance **1.95km****7 TARANTO COURT BORONIA VIC
3155**

3 2 3

Sold Price

\$850,000Sold Date **24-Oct-24**Distance **1.54km****74 ALLANFIELD CRESCENT
BORONIA VIC 3155**

3 2 2

Sold Price

\$873,000Sold Date **28-Sep-24**Distance **1.95km**

RS = Recent sale

UN = Undisclosed Sale

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