

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

3 Denby Court 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

\$700,000

&

\$760,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$731,050

Property type

House

Suburb

Boronia

Period-from

01 Jun 2020

to

31 May 2021

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 Miller Road The Basin VIC 3154	\$700,000	14-Jan-21
67 Miller Road The Basin VIC 3154	\$750,000	08-Apr-21
23 Paisley Avenue Boronia VIC 3155	\$735,000	19-May-21

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: 16 June 2021



52 Miller Road The Basin VIC 3154

Sold Price

\$700,000

Sold Date

14-Jan-21



3



1



2

Distance

1.47km



67 Miller Road The Basin VIC 3154

Sold Price

^{RS} **\$750,000**

Sold Date

08-Apr-21



3



1



2

Distance

1.55km



23 Paisley Avenue Boronia VIC 3155

Sold Price

^{RS} **\$735,000**

Sold Date

19-May-21



3



1



3

Distance

1.57km

RS = Recent sale

UN = Undisclosed Sale

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