

## 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

55 BERESFORD DRIVE BORONIA VIC 3155

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$780,000

&

\$840,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$820,000

Property type

House

Suburb

Boronia

Period-from

01 Sep 2022

to

31 Aug 2023

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

269 FOREST ROAD BORONIA VIC 3155	\$815,000	28-Mar-23
34 BERESFORD DRIVE BORONIA VIC 3155	\$870,000	29-Jul-23

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: 13 September 2023

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**269 FOREST ROAD BORONIA VIC 3155**

Sold Price

**\$815,000**

Sold Date

**28-Mar-23**

3 2 2

Distance

**2.03km****34 BERESFORD DRIVE BORONIA VIC 3155**

Sold Price

RS

**\$870,000**

Sold Date

**29-Jul-23**

3 2 1

Distance

**0.19km**

RS = Recent sale

UN = Undisclosed Sale

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