

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

8 BOLERO WAY JUNCTION VILLAGE VIC 3977

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

\$630,000

&

\$690,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$655,000

Property type

House

Suburb

Junction Village

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

| | | |
|---|-----------|-----------|
| 4 LARGO CIRCUIT JUNCTION VILLAGE VIC 3977 | \$650,000 | 12-Sep-24 |
| 14 DARTNELL STREET CRANBOURNE EAST VIC 3977 | \$660,000 | 04-Nov-24 |
| 38 STRINGLEAF STREET BOTANIC RIDGE VIC 3977 | \$640,000 | 16-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: 27 February 2025

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4 LARGO CIRCUIT JUNCTION VILLAGE VIC 3977

4 2 2

Sold Price **\$650,000** Sold Date **12-Sep-24**

Distance **0.08km**



14 DARTNELL STREET CRANBOURNE EAST VIC 3977

4 2 2

Sold Price **\$660,000** Sold Date **04-Nov-24**

Distance **0.94km**



38 STRINGLEAF STREET BOTANIC RIDGE VIC 3977

4 2 2

Sold Price **\$640,000** Sold Date **16-Sep-24**

Distance **1.75km**

RS = Recent sale

UN = Undisclosed Sale

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