

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	3/34 Bambury Street Boronia, 3155
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Indicative selling price

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

Range between	\$680,000 & \$720,000
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Median sale price

Median price	\$702,000	Property Type	NOT PROVIDED	Suburb	BORONIA
Period - From	29-Jul-2022	to	28-Jun-2023	Source	realestate.com.au

Comparable property sales

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	1/249 Boronia Road, Boronia, Vic 3155	\$709,000	23-May-2023
2	7/7 Hastings Avenue, Boronia, Vic 3155	\$708,000	05-Jun-2023
3	2/10 Aubrey Grove, Boronia, Vic 3155	\$770,000	17-Apr-2023

This statement of information was prepared on 09-Aug-2023 at 10:21:26 AM EST