

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

7 BRADMAN 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

\$1,150,000

&

\$1,250,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$840,000

Property type

House

Suburb

Boronia

Period-from

01 Jan 2024

to

31 Dec 2024

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

| | | |
|--|-------------|-----------|
| 39 WOODVALE ROAD BORONIA VIC 3155 | \$1,170,000 | 26-Nov-24 |
| 6 MONT ALBERT ROAD FERNTREE GULLY VIC 3156 | \$1,180,000 | 14-Nov-24 |
| 7 MERRICKS CLOSE FERNTREE GULLY VIC 3156 | \$1,230,000 | 21-Oct-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: 20 January 2025

**39 WOODVALE ROAD BORONIA
VIC 3155**

5 3 2

Sold Price

^{RS} **\$1,170,000** Sold Date **26-Nov-24**Distance **1.33km****6 MONT ALBERT ROAD FERNTREE
GULLY VIC 3156**

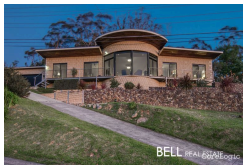
5 2 3

Sold Price

^{RS} **\$1,180,000** Sold Date **14-Nov-24**Distance **1.43km****7 MERRICKS CLOSE FERNTREE
GULLY VIC 3156**

4 3 2

Sold Price

^{RS} **\$1,230,000** Sold Date **21-Oct-24**Distance **2.39km****34 HANSEN ROAD BORONIA VIC
3155**

4 2 2

Sold Price

^{RS} **\$1,220,000** Sold Date **29-Oct-24**Distance **1.05km**

RS = Recent sale

UN = Undisclosed Sale

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