

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

5 SASSAFRAS 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

\$750,000

&

\$800,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$827,750

Property type

House

Suburb

Boronia

Period-from

01 May 2022

to

30 Apr 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

19 GERALD STREET FERNTREE GULLY VIC 3156	\$760,000	13-Apr-23
42 DEMOCRAT DRIVE THE BASIN VIC 3154	\$765,000	27-Apr-23
40 FRANCIS CRESCENT FERNTREE GULLY VIC 3156	\$775,000	29-Apr-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: 30 May 2023



19 GERALD STREET FERNTREE GULLY VIC 3156

 3
  1
  1

Sold Price

^{RS} \$760,000

Sold Date

13-Apr-23

Distance

1.28km



42 DEMOCRAT DRIVE THE BASIN VIC 3154

 3
  1
  3

Sold Price

^{RS} \$765,000

Sold Date

27-Apr-23

Distance

1.8km



40 FRANCIS CRESCENT FERNTREE GULLY VIC 3156

 3
  1
  2

Sold Price

^{RS} \$775,000

Sold Date

29-Apr-23

Distance

1.08km

RS = Recent sale

UN = Undisclosed Sale

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