

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 BORONIA ROAD 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

\$720,000

&

\$790,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$850,000

Property type

House

Suburb

Boronia

Period-from

01 Sep 2023

to

31 Aug 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

9 RONALD CRESCENT BORONIA VIC 3155	\$738,000	29-Jun-24
80 ALBERT AVENUE BORONIA VIC 3155	\$760,000	10-May-24
52 ALEXANDER CRESCENT FERNTREE GULLY VIC 3156	\$782,500	23-Mar-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: 16 September 2024



**9 RONALD CRESCENT BORONIA
VIC 3155**

4 3 1

Sold Price

\$738,000

Sold Date

29-Jun-24

Distance

0.72km



**80 ALBERT AVENUE BORONIA VIC
3155**

3 2 2

Sold Price

\$760,000

Sold Date

10-May-24

Distance

0.84km



**52 ALEXANDER CRESCENT
FERNTREE GULLY VIC 3156**

4 1 2

Sold Price

\$782,500

Sold Date

23-Mar-24

Distance

1.21km

RS = Recent sale

UN = Undisclosed Sale

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