

# 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 23 Garden Avenue, Boronia, VIC 3155

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single Price \$679,000

### Median sale price

Median price \$665,000 Property Type Unit Suburb Boronia (3155)

Period - From 01/12/2023 to 30/11/2024 Source PropTrack

### Comparable property sales

A 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
18/1-3 CONNOLLY CRESCENT, BAYSWATER NORTH VIC 3153	\$700,000	22/10/2024
7/28 CENTRAL AVENUE, BORONIA VIC 3155	\$705,000	18/11/2024
1/225 BORONIA ROAD, BORONIA VIC 3155	\$675,000	03/10/2024

This Statement of Information was prepared on: 09/12/2024