

# 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

3 Janet Street, Boronia, VIC-3155

### Indicative selling price

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

Single price

or range between

\$690,000

&

\$750,000

### Median sale price

Median price

\$830,790

Property type

House

Suburb

Boronia

Period - From

Mar 2024

to

Mar 2024

Source

RP Data – Core Logic

### 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. 5 Baldwin Avenue, Boronia, VIC-3155	\$720,000	30/04/24
2. 30 Army Road, Boronia, VIC-3155	\$740,000	23/01/24
3. 20 Garden Avenue, Boronia, VIC-3155	\$755,000	27/02/24

This Statement of Information was prepared on: 24/06/24