

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

9 BELLEVUE COURT, BORONIA, VIC 3155

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price

or range between

\$1,050,000

&

\$1,150,000

Median sale price

Median price

\$830,202

Property Type

House

Suburb

BORONIA

Period - From

27/03/2024

to

27/02/2025

Source

CoreLogic

Comparable property sales

These are the three properties sold within five kilometres of the property for sale in the last eighteen 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
12 BATAVIA AVENUE BORONIA VIC 3155	\$1,030,000	14/09/2024
16 OLIVER COURT KILSYTH SOUTH VIC 3137	\$1,290,000	08/11/2024
6 JONATHAN CLOSE BAYSWATER NORTH VIC 3153	\$1,175,000	10/08/2024

This Statement of Information was prepared on:

27/02/2025