

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

1 Casuarina Avenue, Boronia Vic 3155

Indicative selling price

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

Range between \$700,000 & \$770,000

Median sale price

Median price \$860,250 Property Type House Suburb Boronia

Period - From 01/04/2023 to 31/03/2024 Source REIV

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 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	4 Green St BORONIA 3155	\$795,000	02/02/2024
2	30 Army Rd BORONIA 3155	\$740,000	23/01/2024
3	33 Elsie St BORONIA 3155	\$710,000	31/01/2024

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 six months.~~

This Statement of Information was prepared on:

09/07/2024 14:14



 3  2  2

Property Type: House
Land Size: 718 sqm approx
Agent Comments

Indicative Selling Price

\$700,000 - \$770,000

Median House Price

Year ending March 2024: \$860,250

Comparable Properties



4 Green St BORONIA 3155 (VG)

Agent Comments

 3  -  -

Price: \$795,000

Method: Sale

Date: 02/02/2024

Property Type: House (Res)

Land Size: 1066 sqm approx



30 Army Rd BORONIA 3155 (REI/VG)

Agent Comments

 3  1  1

Price: \$740,000

Method: Auction Sale

Date: 23/01/2024

Property Type: House (Res)

Land Size: 729 sqm approx



33 Elsie St BORONIA 3155 (REI/VG)

Agent Comments

 3  2  1

Price: \$710,000

Method: Auction Sale

Date: 31/01/2024

Property Type: House (Res)

Land Size: 974 sqm approx