

# 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 Freedman 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)

Range between \$750,000 & \$825,000

### Median sale price

Median price \$850,000 Property Type House Suburb Boronia

Period - From 01/10/2023 to 31/12/2023 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	24 Valerie St BORONIA 3155	\$785,750	31/10/2023
2	7 Timor Ct BORONIA 3155	\$725,000	25/11/2023
3	240a Boronia Rd BORONIA 3155	\$675,000	22/12/2023

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:

06/02/2024 14:51



 6   
  3   
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**Property Type:** House  
**Land Size:** 734 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$750,000 - \$825,000  
**Median House Price**  
 December quarter 2023: \$850,000

## Comparable Properties



24 Valerie St BORONIA 3155 (REI/VG)

Agent Comments

 3   
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**Price:** \$785,750  
**Method:** Private Sale  
**Date:** 31/10/2023  
**Property Type:** House  
**Land Size:** 724 sqm approx



7 Timor Ct BORONIA 3155 (REI)

Agent Comments

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  1

**Price:** \$725,000  
**Method:** Private Sale  
**Date:** 25/11/2023  
**Rooms:** 5  
**Property Type:** House (Res)  
**Land Size:** 721 sqm approx



240a Boronia Rd BORONIA 3155 (REI)

Agent Comments

 3   
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**Price:** \$675,000  
**Method:** Private Sale  
**Date:** 22/12/2023  
**Property Type:** House  
**Land Size:** 734 sqm approx

Account - Barry Plant | P: 03 9842 8888