

## 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

5 ARMY ROAD BORONIA VIC 3155

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$950,000

&

\$1,045,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$850,000

Property type

House

Suburb

Boronia

Period-from

01 May 2023

to

30 Apr 2024

Source

Corelogic

### 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 6 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

4 ROBINSON COURT BAYSWATER NORTH VIC 3153	\$970,000	02-May-24
39 GRANT DRIVE BAYSWATER NORTH VIC 3153	\$980,000	18-Feb-24
8 ROBINSON COURT BAYSWATER NORTH VIC 3153	\$972,500	05-Dec-23

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 6 months.~~

This Statement of Information was prepared on: 16 May 2024



**4 ROBINSON COURT BAYSWATER  
NORTH VIC 3153**

3 2 2

Sold Price

<sup>RS</sup>

**\$970,000**

Sold Date **02-May-24**

Distance **0.66km**



**39 GRANT DRIVE BAYSWATER  
NORTH VIC 3153**

4 2 2

Sold Price

**\$980,000**

Sold Date **18-Feb-24**

Distance **1.27km**



**8 ROBINSON COURT BAYSWATER  
NORTH VIC 3153**

4 2 2

Sold Price

**\$972,500**

Sold Date **05-Dec-23**

Distance **0.7km**

RS = Recent sale

UN = Undisclosed Sale

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