

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 GREVILLEA AVENUE BORONIA VIC 3155

Indicative selling price

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

Single Price

or range
between

\$900,000

&

\$990,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$847,500

Property type

House

Suburb

Boronia

Period-from

01 Feb 2023

to

31 Jan 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

8 BROWNING ROAD BORONIA VIC 3155	\$908,000	18-Nov-23
10 MCCOMB CRESCENT BAYSWATER VIC 3153	\$950,000	01-Sep-23
3 MARGARET AVENUE BAYSWATER VIC 3153	\$1,040,000	23-Oct-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: 22 February 2024



8 BROWNING ROAD BORONIA VIC 3155

Sold Price

RS

\$908,000

Sold Date

18-Nov-23

 4  2  2

Distance

0.58km



10 MCCOMB CRESCENT BAYSWATER VIC 3153

Sold Price

\$950,000

Sold Date

01-Sep-23

 3  1  2

Distance

0.8km



3 MARGARET AVENUE BAYSWATER VIC 3153

Sold Price

\$1,040,000

Sold Date

23-Oct-23

 3  2  5

Distance

0.88km

RS = Recent sale

UN = Undisclosed Sale

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