

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 Thelma Avenue, Boronia, VIC 3155

Indicative selling price

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

Price Range

\$760,000

&

\$820,000

Median sale price

Median price

\$820,000

Property Type

House

Suburb

Boronia (3155)

Period - From

01/09/2023

to

31/12/2023

Source

REIV

Comparable property sales

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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
3 SUMMIT COURT, BORONIA VIC 3155	\$779,000	18/03/2024
2 COTTESMORE COURT, BORONIA VIC 3155	\$780,000	07/02/2024
19 HILDA AVENUE, BORONIA VIC 3155	\$767,000	20/04/2024

This Statement of Information was prepared on: 23/04/2024

