

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 56 Avington Crescent, Boronia Vic 3155

Indicative selling price

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

Single price \$930,000

Median sale price

Median price \$860,000

Property Type House

Suburb Boronia

Period - From 01/01/2023

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	41 Southey Rd BORONIA 3155	\$933,000	11/09/2023
2	15 Stoneleigh Av BORONIA 3155	\$904,000	16/12/2023
3	55 Beresford Dr BORONIA 3155	\$895,000	15/09/2023

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:

04/03/2024 09:03



4 2 2

Property Type: House
Land Size: 670 sqm approx
Agent Comments
 Tenant till 07/10/2004 \$2476

Indicative Selling Price
 \$930,000
Median House Price
 Year ending December 2023: \$860,000

Comparable Properties



41 Southey Rd BORONIA 3155 (REI/VG)

[Agent Comments](#)

3 1 2

Price: \$933,000
Method: Private Sale
Date: 11/09/2023
Property Type: House (Res)
Land Size: 768 sqm approx



15 Stoneleigh Av BORONIA 3155 (REI/VG)

[Agent Comments](#)

4 2 2

Price: \$904,000
Method: Auction Sale
Date: 16/12/2023
Property Type: House (Res)
Land Size: 747 sqm approx



55 Beresford Dr BORONIA 3155 (REI/VG)

[Agent Comments](#)

3 1 2

Price: \$895,000
Method: Private Sale
Date: 15/09/2023
Property Type: House
Land Size: 620 sqm approx

Account - The One Real Estate (AU) | P: 03 7007 5707