

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

7/39 AUBREY GROVE 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

\$780,000

&

\$850,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$651,500

Property type

Unit

Suburb

Boronia

Period-from

01 Mar 2023

to

29 Feb 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

| | | |
|--|-----------|-----------|
| 2/5 VIVIENNE AVENUE BORONIA VIC 3155 | \$840,000 | 15-Nov-23 |
| 5/31-35 CHANDLER ROAD BORONIA VIC 3155 | \$788,000 | 31-Jan-24 |
| 1/28 CYPRESS AVENUE BORONIA VIC 3155 | \$800,000 | 07-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: 13 March 2024



**2/5 VIVIENNE AVENUE BORONIA
VIC 3155**

3 2 2

Sold Price

\$840,000

Sold Date

15-Nov-23

Distance

1.27km



**5/31-35 CHANDLER ROAD
BORONIA VIC 3155**

3 2 2

Sold Price

^{RS} **\$788,000**

Sold Date

31-Jan-24

Distance

1.61km



**1/28 CYPRESS AVENUE BORONIA
VIC 3155**

3 2 2

Sold Price

\$800,000

Sold Date

07-Oct-23

Distance

0.78km

RS = Recent sale

UN = Undisclosed Sale

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