

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

8 PALOMA COURT 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

\$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

3 PIPPIN COURT THE BASIN VIC 3154	\$910,000	13-Feb-24
20 COBBITTY COURT BORONIA VIC 3155	\$943,000	18-May-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: 22 May 2024



3 PIPPIN COURT THE BASIN VIC 3154

4 2 3

Sold Price

\$910,000

Sold Date

13-Feb-24

Distance

0.62km



20 COBBITTY COURT BORONIA VIC 3155

4 2 2

Sold Price

^{RS}

\$943,000

Sold Date

18-May-24

Distance

1.14km



8 ROBINSON COURT BAYSWATER NORTH VIC 3153

4 2 2

Sold Price

\$972,500

Sold Date

05-Dec-23

Distance

1.37km

RS = Recent sale

UN = Undisclosed Sale

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