

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

9 BENBOW CRESCENT 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

\$688,000

&

\$756,800

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

18 MEDWAY CRESCENT BORONIA VIC 3155	\$750,000	10-Dec-23
58 DARWIN ROAD BORONIA VIC 3155	\$740,000	21-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: 13 February 2024

**18 MEDWAY CRESCENT BORONIA
VIC 3155**3  1  2 

Sold Price

\$750,000

Sold Date

10-Dec-23

Distance

1.37km**58 DARWIN ROAD BORONIA VIC
3155**3  1  2 

Sold Price

^{RS} **\$740,000**

Sold Date

21-Dec-23

Distance

1.42km

RS = Recent sale

UN = Undisclosed Sale

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