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<br>Including suburb and postcode | 12 ZEEHAN ROAD 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 | $820,000 | & | $880,000 |

## Median sale price

(*Delete house or unit as applicable)

| | | | | | |
|---|---|---|---|---|---|
| Median Price | $836,500 | Property type | House | Suburb | Boronia |
| Period-from | 01 Mar 2024 | to | 28 Feb 2025 | 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 HUXLEY COURT BAYSWATER VIC 3153 | $878,000 | 18-Jan-25 |
| 47 JOHNSON DRIVE FERNTREE GULLY VIC 3156 | $850,000 | 28-Sep-24 |
| 56 DIXON COURT BORONIA VIC 3155 | $826,000 | 21-Oct-24 |

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: 10 March 2025

John Garnett
P 97625222
M 0425231779
E john.garnett@harcourts.com.au

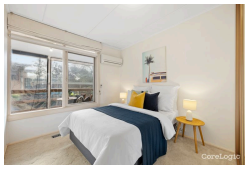


**3 HUXLEY COURT BAYSWATER VIC 3153**

4 1 4

Sold Price **$878,000** Sold Date **18-Jan-25**

Distance **0.37km**



**47 JOHNSON DRIVE FERNTREE GULLY VIC 3156**

4 2 2

Sold Price **$850,000** Sold Date **28-Sep-24**

Distance **1.32km**



**56 DIXON COURT BORONIA VIC 3155**

4 1 3

Sold Price **$826,000** Sold Date **21-Oct-24**

Distance **0.2km**

**RS** = Recent sale **UN** = Undisclosed Sale

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