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	130 ALBERT AVENUE 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	$1,000,000	&	$1,100,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$825,500	Property type	House	Suburb	Boronia
Period-from	01 Dec 2022	to	30 Nov 2023	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
25 GOODWIN STREET THE BASIN VIC 3154	$1,072,500	09-Dec-23
8 FESTIVAL PLACE THE BASIN VIC 3154	$1,090,000	23-Nov-23
24 MARKET STREET BORONIA VIC 3155	$1,030,000	09-Sep-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: 12 December 2023

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25 GOODWIN STREET THE BASIN VIC 3154

4 2 2

Sold Price RS $1,072,500 Sold Date 09-Dec-23

Distance 0.76km



8 FESTIVAL PLACE THE BASIN VIC 3154

5 2 2

Sold Price RS $1,090,000 Sold Date 23-Nov-23

Distance 0.98km



24 MARKET STREET BORONIA VIC 3155

4 2 2

Sold Price $1,030,000 Sold Date 09-Sep-23

Distance 0.42km

RS = Recent sale UN = Undisclosed Sale

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