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	8/39 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	$770,000	&	$847,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$654,500	Property type	Unit	Suburb	Boronia
Period-from	01 Mar 2021	to	28 Feb 2022	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
1/21 GABRIELLE COURT FERNTREE GULLY VIC 3156	$798,000	04-Dec-21
3/39 AUBREY GROVE BORONIA VIC 3155	$770,000	18-Mar-22
1/2 STRADBROKE ROAD BORONIA VIC 3155	$820,000	26-Feb-22

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.~~

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1/21 GABRIELLE COURT FERNTREE GULLY VIC 3156

3 2 1

Sold Price **$798,000** Sold Date **04-Dec-21**

Distance **0.95km**



3/39 AUBREY GROVE BORONIA VIC 3155

3 2 1

Sold Price RS **$770,000** Sold Date **18-Mar-22**

Distance **0.05km**



1/2 STRADBROKE ROAD BORONIA VIC 3155

3 2 1

Sold Price RS **$820,000** Sold Date **26-Feb-22**

Distance **0.79km**

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

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