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	3/39 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	$700,000	&	$770,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$647,000	Property type	Unit	Suburb	Boronia
Period-from	01 Feb 2021	to	31 Jan 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
32C Agora Boulevard Ferntree Gully VIC 3156	$750,000	17-Dec-21
10A Austin Street Ferntree Gully VIC 3156	$736,000	16-Feb-22
2/13 Lydford Road Ferntree Gully VIC 3156	$725,000	15-Oct-21

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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32C Agora Boulevard Ferntree Gully VIC 3156

3 2 1

Sold Price RS $750,000 Sold Date 17-Dec-21

Distance 0.66km



10A Austin Street Ferntree Gully VIC 3156

3 2 1

Sold Price RS $736,000 Sold Date 16-Feb-22

Distance 1.33km



2/13 Lydford Road Ferntree Gully VIC 3156

3 2 1

Sold Price $725,000 Sold Date 15-Oct-21

Distance 1.81km

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

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