

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

1/29 SPRINGFIELD 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

\$900,000

&

\$990,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$836,500

Property type

Other

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

32 SINCLAIR ROAD BAYSWATER VIC 3153	\$980,890	03-Oct-24
2/28 MANUKA DRIVE FERNTREE GULLY VIC 3156	\$970,000	16-Oct-24
4/22 GERTONIA AVENUE BORONIA VIC 3155	\$940,000	06-Nov-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: 03 March 2025



**32 SINCLAIR ROAD BAYSWATER
VIC 3153**

4 2 2

Sold Price

^{RS}

\$980,890

Sold Date

03-Oct-24

Distance

1.89km



**2/28 MANUKA DRIVE FERNTREE
GULLY VIC 3156**

3 2 -

Sold Price

\$970,000

Sold Date

16-Oct-24

Distance

0.91km



**4/22 GERTONIA AVENUE
BORONIA VIC 3155**

4 2 2

Sold Price

\$940,000

Sold Date

06-Nov-24

Distance

1.37km

RS = Recent sale

UN = Undisclosed Sale

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