

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

58 BORONIA ROAD VERMONT VIC 3133

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

\$1,090,000

&

\$1,190,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,189,250

Property type

Other

Suburb

Vermont

Period-from

01 Nov 2022

to

31 Oct 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

| | | |
|-------------------------------------|-------------|-----------|
| 9 MASARYK COURT VERMONT VIC 3133 | \$1,100,000 | 07-Oct-23 |
| 1 ROWAN STREET VERMONT VIC 3133 | \$1,152,000 | 12-Jun-23 |
| 72 CHURINGA AVENUE MITCHAM VIC 3132 | \$1,170,000 | 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: 17 November 2023



9 MASARYK COURT VERMONT VIC 3133 Sold Price ^{RS} **\$1,100,000** Sold Date **07-Oct-23**
 Distance **1.02km**
 3 Beds 1 Bath 2 Car



1 ROWAN STREET VERMONT VIC 3133 Sold Price **\$1,152,000** Sold Date **12-Jun-23**
 Distance **1.1km**
 3 Beds 2 Bath 2 Car



72 CHURINGA AVENUE MITCHAM VIC 3132 Sold Price ^{RS} **\$1,170,000** Sold Date **09-Sep-23**
 Distance **1.54km**
 4 Beds 2 Bath 2 Car

RS = Recent sale UN = Undisclosed Sale

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