

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

1/153 Dorset 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

\$540,000

&

\$594,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$540,000

Property type

Unit

Suburb

Boronia

Period-from

01 Oct 2018

to

30 Sep 2019

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

2/17 Stonehaven Avenue Boronia VIC 3155	\$550,000	17-Aug-19
2/33 Boronia Road Boronia VIC 3155	\$550,000	27-Aug-19
4/28 Western Road Boronia VIC 3155	\$566,000	07-Sep-19

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: 16 October 2019



2/17 Stonehaven Avenue Boronia VIC 3155

 2  1  1

Sold Price

^{RS} **\$550,000**

Sold Date **17-Aug-19**

Distance **0.77km**



2/33 Boronia Road Boronia VIC 3155

 3  1  1

Sold Price

Sold Date **27-Aug-19**

Distance **1.01km**



4/28 Western Road Boronia VIC 3155

 2  1  1

Sold Price

^{RS} **\$566,000**

Sold Date **07-Sep-19**

Distance **1.54km**

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

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