

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

12/317 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

\$600,000

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$659,000

Property type

Unit

Suburb

Boronia

Period-from

01 Jan 2024

to

31 Dec 2024

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

2/201 BORONIA ROAD BORONIA VIC 3155	\$595,000	21-Dec-24
5/2 HENRY STREET BORONIA VIC 3155	\$620,000	26-Nov-24
3/6 LAUREL AVENUE BORONIA VIC 3155	\$650,000	08-Oct-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: 14 January 2025

Renata Illingworth

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**2/201 BORONIA ROAD BORONIA
VIC 3155**

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Sold Price

^{RS} **\$595,000** ^{UN}

Sold Date

21-Dec-24

Distance

1.12km**5/2 HENRY STREET BORONIA VIC
3155**

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Sold Price

^{RS} **\$620,000**

Sold Date

26-Nov-24

Distance

0.37km**3/6 LAUREL AVENUE BORONIA
VIC 3155**

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Sold Price

\$650,000

Sold Date

08-Oct-24

Distance

0.96km**RS** = Recent sale**UN** = Undisclosed Sale

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