

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

3/23 Dixon Court 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

\$520,000

&

\$570,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$545,500

\*House

\*Unit

X

Suburb

Boronia

Period-from

01 Jul 2018

to

30 Jun 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

|                                      |           |           |
|--------------------------------------|-----------|-----------|
| 1/1 Wills Street Boronia VIC 3155    | \$550,000 | 07-May-19 |
| 1/1 Bailey Street Boronia VIC 3155   | \$563,000 | 19-Jun-19 |
| 1/56 Central Avenue Boronia VIC 3155 | \$540,000 | 15-Sep-18 |

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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**1/1 Wills Street Boronia VIC 3155**

Sold Price

**\$550,000**

Sold Date

**07-May-19**



3



1



1

Distance

**0.89km**



**1/1 Bailey Street Boronia VIC 3155**

Sold Price

**\$563,000**

Sold Date

**19-Jun-19**



3



1



2

Distance

**0.99km**



**1/56 Central Avenue Boronia VIC 3155**

Sold Price

**\$540,000**

Sold Date

**15-Sep-18**



3



1



1

Distance

**1.69km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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