

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

3/19 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

\$600,000

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$585,000

Property type

Unit

Suburb

Boronia

Period-from

01 Nov 2019

to

31 Oct 2020

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

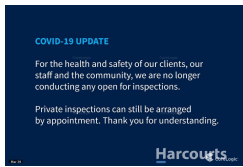
Date of sale

13/2 Dixon Court Boronia VIC 3155	\$630,000	15-Jun-20
3/17 Western Road Boronia VIC 3155	\$620,000	30-Oct-20
3/15 Farnham Road Bayswater VIC 3153	\$660,000	29-Jun-20

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: 10 November 2020



13/2 Dixon Court Boronia VIC 3155 Sold Price **\$630,000** Sold Date **15-Jun-20**
Distance **0.17km**

 3  2  2



3/17 Western Road Boronia VIC 3155 Sold Price ^{RS} **\$620,000** Sold Date **30-Oct-20**
Distance **0.41km**

 3  2  2



3/15 Farnham Road Bayswater VIC 3153 Sold Price **\$660,000** Sold Date **29-Jun-20**
Distance **1.57km**

 3  2  2

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

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