

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

1/186 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

\$590,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$640,500

Property type

Unit

Suburb

Boronia

Period-from

01 Jan 2021

to

31 Dec 2021

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

2/184 Boronia Road Boronia VIC 3155	\$590,000	12-Nov-21
4/5 Elm Street Bayswater VIC 3153	\$590,000	02-Aug-21
12/3-5 Milton Street Ferntree Gully VIC 3156	\$565,000	28-Dec-21

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: 31 January 2022



2/184 Boronia Road Boronia VIC 3155

Sold Price

^{RS} **\$590,000**

Sold Date

12-Nov-21

 2

 2

 1

Distance

0.7km



4/5 Elm Street Bayswater VIC 3153

Sold Price

\$590,000

Sold Date

02-Aug-21

 3

 1

 -

Distance

3.25km



12/3-5 Milton Street Ferntree Gully VIC 3156

Sold Price

^{RS} **\$565,000**

Sold Date

28-Dec-21

 3

 3

 2

Distance

2.51km

RS = Recent sale

UN = Undisclosed Sale

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