

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

2/188 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

\$500,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$659,000

Property type

Unit

Suburb

Boronia

Period-from

01 Aug 2023

to

31 Jul 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

2/25 GIRDWOOD ROAD BORONIA VIC 3155	\$510,000	20-May-24
1/119A UNDERWOOD ROAD FERNTREE GULLY VIC 3156	\$543,000	03-Apr-24
1/5 SPRINGFIELD ROAD BORONIA VIC 3155	\$550,000	05-Mar-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: 21 August 2024

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**2/25 GIRDWOOD ROAD BORONIA
VIC 3155**

Sold Price

^{RS} **\$510,000** Sold Date **20-May-24**

 2  1  1

Distance **1.18km**



**1/119A UNDERWOOD ROAD
FERNTREE GULLY VIC 3156**

Sold Price

^{RS} **\$543,000** Sold Date **03-Apr-24**

 2  1  1

Distance **1.41km**



**1/5 SPRINGFIELD ROAD BORONIA
VIC 3155**

Sold Price

\$550,000 Sold Date **05-Mar-24**

 2  1  1

Distance **0.38km**

RS = Recent sale

UN = Undisclosed Sale

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