

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

4/19 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

\$670,000

&

\$730,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$647,000

Property type

Unit

Suburb

Boronia

Period-from

01 Mar 2021

to

28 Feb 2022

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

1/13 Somerset Street Wantirna South VIC 3152	\$680,000	08-Dec-21
2/4 Claude Street Bayswater VIC 3153	\$710,000	08-Feb-22
1C Woodvale Road Boronia VIC 3155	\$730,000	03-Feb-22

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: 07 March 2022



1/13 Somerset Street Wantirna South VIC 3152

 3  1  1

Sold Price

\$680,000

Sold Date

08-Dec-21

Distance

1.95km



2/4 Claude Street Bayswater VIC 3153

 3  2  2

Sold Price

^{RS} **\$710,000**

Sold Date

08-Feb-22

Distance

1.33km



1C Woodvale Road Boronia VIC 3155

 3  2  2

Sold Price

^{RS} **\$730,000**

Sold Date

03-Feb-22

Distance

1.09km

RS = Recent sale

UN = Undisclosed Sale

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