

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

1/279 Dorset Road, Boronia Vic 3155

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$660,000 & \$720,000

Median sale price

Median price \$655,000 Property Type Unit Suburb Boronia

Period - From 01/07/2023 to 30/09/2023 Source REIV

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 six 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	4/22 Sundew Av BORONIA 3155	\$715,000	19/10/2023
2	7/7 Hastings Av BORONIA 3155	\$708,000	05/06/2023
3	6/200 Scoresby Rd BORONIA 3155	\$660,000	24/09/2023

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 six months.~~

This Statement of Information was prepared on:

21/11/2023 15:53



Property Type:
Agent Comments

Indicative Selling Price
\$660,000 - \$720,000
Median Unit Price
September quarter 2023: \$655,000

Comparable Properties



4/22 Sundew Av BORONIA 3155 (REI)

Agent Comments



Price: \$715,000
Method: Private Sale
Date: 19/10/2023
Property Type: Townhouse (Single)
Land Size: 130 sqm approx



7/7 Hastings Av BORONIA 3155 (REI/VG)

Agent Comments



Price: \$708,000
Method: Private Sale
Date: 05/06/2023
Property Type: Townhouse (Single)
Land Size: 200 sqm approx



6/200 Scoresby Rd BORONIA 3155 (REI/VG)

Agent Comments



Price: \$660,000
Method: Private Sale
Date: 24/09/2023
Property Type: Townhouse (Single)

Account - Woodards | P: 03 9842 1188 | F: 03 9842 1799