

# STATEMENT OF INFORMATION

Single residential property located in Melbourne metropolitan area

## Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

Address including suburb and postcode

1 Dinsdale Road, Boronia, VIC 3155

### Indicative selling price

Single Price or Range between

\$620,000 - \$680,000

For the meaning of this price, see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

### Median sale price

Median Price

\$665,000

Property Type

House

Suburb

BORONIA

Period From

17/03/2019

Period To

13/09/2019

Source

Core Logic

### Comparable property sales

These are the three properties sold within two kilometres of the property of the sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale



**17 BURSARIA AVENUE  
FERNTREE GULLY**

3 1 8

Price \$627,000

Date of Sale 28/07/2019

Land 725 sqm



**18 LYELL ROAD  
BORONIA**

3 1 2

Price \$662,500

Date of Sale 24/07/2019

Land 732 sqm



**35 OZONE ROAD  
BAYSWATER**

4 2 2

Price \$693,000

Date of Sale 01/06/2019

Land 748 sqm