

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

5/311 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

\$750,000

&

\$810,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$636,500

Property type

Unit

Suburb

Boronia

Period-from

01 May 2022

to

30 Apr 2023

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

3/3 KENNETH ROAD BAYSWATER VIC 3153	\$742,000	11-Feb-23
2/5 DAMAR AVENUE BORONIA VIC 3155	\$770,000	15-Apr-23

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: 29 May 2023

**3/3 KENNETH ROAD BAYSWATER
VIC 3153**

Sold Price

\$742,000

Sold Date

11-Feb-23

4



2



2

Distance

1.2km**2/5 DAMAR AVENUE BORONIA VIC
3155**

Sold Price

\$770,000

Sold Date

15-Apr-23

4



3



2

Distance

0.37km

RS = Recent sale

UN = Undisclosed Sale

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