

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

1/468 Dorset Road, Boronia Vic 3155

Indicative selling price

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

Range between

\$690,000

&

\$750,000

Median sale price

Median price

\$656,000

Property Type

Unit

Suburb

Boronia

Period - From

01/07/2024

to

30/09/2024

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 | 1/3 Damar Av BORONIA 3155 | \$717,500 | 04/10/2024 |
| 2 | 4/29 Woodmason Rd BORONIA 3155 | \$700,000 | 27/08/2024 |
| 3 | 2/78 Stewart St BORONIA 3155 | \$750,000 | 22/06/2024 |

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:

23/10/2024 12:29



3 Beds 2 Bath 2 Cars

Rooms: 4
Property Type: Unit
Agent Comments

Indicative Selling Price
\$690,000 - \$750,000
Median Unit Price
September quarter 2024: \$656,000

Comparable Properties



1/3 Damar Av BORONIA 3155 (REI)

Agent Comments

3 Beds 1 Bath 2 Cars

Price: \$717,500
Method: Private Sale
Date: 04/10/2024
Property Type: Unit
Land Size: 399 sqm approx



4/29 Woodmason Rd BORONIA 3155 (REI/VG)

Agent Comments

3 Beds 2 Bath 3 Cars

Price: \$700,000
Method: Sold Before Auction
Date: 27/08/2024
Property Type: Unit
Land Size: 548 sqm approx



2/78 Stewart St BORONIA 3155 (REI/VG)

Agent Comments

3 Beds 2 Bath 2 Cars

Price: \$750,000
Method: Auction Sale
Date: 22/06/2024
Property Type: Unit
Land Size: 251 sqm approx

Account - O'Brien Real Estate Vermont | P: 03 9087 1087



The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.