

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

1/482 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

\$450,000

&

\$495,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$559,000

Property type

Unit

Suburb

Boronia

Period-from

01 Jan 2019

to

31 Dec 2019

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

33/24-28 Glen Park Road Bayswater North VIC 3153	\$453,000	15-Aug-19
12/12-14 Hamilton Road Bayswater North VIC 3153	\$465,000	24-Oct-19
5/60-68 Central Avenue Bayswater North VIC 3153	\$465,000	26-Oct-19

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: 28 January 2020



**33/24-28 Glen Park Road
Bayswater North VIC 3153**

2 1 1

Sold Price **\$453,000** Sold Date **15-Aug-19**

Distance **1.02km**



**12/12-14 Hamilton Road Bayswater
North VIC 3153**

2 1 1

Sold Price **\$465,000** Sold Date **24-Oct-19**

Distance **0.84km**



**5/60-68 Central Avenue Bayswater
North VIC 3153**

2 1 1

Sold Price Sold Date **26-Oct-19**

Distance **1.84km**

RS = Recent sale

UN = Undisclosed Sale

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