

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

1/117 Power 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

\$560,000

&

\$590,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$590,000

Property type

Unit

Suburb

Boronia

Period-from

01 Jul 2019

to

30 Jun 2020

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

1/23 Dixon Court Boronia VIC 3155	\$575,000	05-May-20
2/4 Pine Crescent Boronia VIC 3155	\$585,000	25-Mar-20
1/153 Dorset Road Boronia VIC 3155	\$536,000	27-Feb-20

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: 03 July 2020



1/23 Dixon Court Boronia VIC 3155 Sold Price **\$575,000** Sold Date **05-May-20**

 3  1  1

Distance **1.73km**



2/4 Pine Crescent Boronia VIC 3155 Sold Price **\$585,000** Sold Date **25-Mar-20**

 3  1  1

Distance **0.87km**



1/153 Dorset Road Boronia VIC 3155 Sold Price **\$536,000** Sold Date **27-Feb-20**

 3  2  1

Distance **1.52km**

RS = Recent sale **UN** = Undisclosed Sale

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