

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

1/312 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

\$550,000

&

\$590,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$655,000

Property type

House

Suburb

Boronia

Period-from

01 Oct 2018

to

30 Sep 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

1/21 Marland Road Boronia VIC 3155	\$542,000	31-Jul-19
1/56 Olive Grove Boronia VIC 3155	\$583,000	25-Jul-19
1/71 Albert Avenue Boronia VIC 3155	\$550,000	18-Jul-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 October 2019



1/21 Marland Road Boronia VIC 3155 Sold Price **\$542,000** Sold Date **31-Jul-19**

 3  1  2

Distance **0.56km**



1/56 Olive Grove Boronia VIC 3155 Sold Price **\$583,000** Sold Date **25-Jul-19**

 3  1  1

Distance **0.71km**



1/71 Albert Avenue Boronia VIC 3155 Sold Price **\$550,000** Sold Date **18-Jul-19**

 3  1  2

Distance **0.89km**

RS = Recent sale

UN = Undisclosed Sale

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