

36 Railway Avenue Ringwood East VIC 3135

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## Statement of Information for Residential Property

**Property Offered For Sale: 3/482 Dorset Road, Boronia**

**Type:** Unit      **Land:** 135sqm (approx)      **2 BED 1 BATH 1 CAR**

**Agent Comments:**

**INDICATIVE SELLING PRICE:** \$410,000 - \$450,000

**MEDIAN UNIT PRICE:** Year ending April 2017: \$481,000



### Boronia 5A McDonald Crescent

<b>PRICE</b>	\$430,000	<b>AGENT COMMENTS</b>
<b>SALE DATE</b>	4 April 2017	
<b>METHOD</b>	Private Sale	
<b>TYPE</b>	Unit	
<b>LAND</b>	500sqm (approx)	
<b>2 BED</b>	<b>1 BATH</b>	<b>1 CAR</b>



### Boronia 3/201 Boronia Road

<b>PRICE</b>	\$485,000	<b>AGENT COMMENTS</b>
<b>SALE DATE</b>	15 December 2016	
<b>METHOD</b>	Private Sale	
<b>TYPE</b>	Unit	
<b>LAND</b>	sqm (approx)	
<b>2 BED</b>	<b>1 BATH</b>	<b>1 CAR</b>



### Boronia 2/37 Moncoe Street

<b>PRICE</b>	\$420,000	<b>AGENT COMMENTS</b>
<b>SALE DATE</b>	28 January 2017	
<b>METHOD</b>	Private Sale	
<b>TYPE</b>	Unit	
<b>LAND</b>	sqm (approx)	
<b>2 BED</b>	<b>1 BATH</b>	<b>1 CAR</b>

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## Statement of Information

# Single Residential Property located in the Melbourne Metropolitan Area

Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address  
Including suburb and  
postcode 3/482 Dorset Road, Boronia VIC 3155

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Indicative Selling  
Range Between

\$410,000

&

\$450,000

### Median sale price

Median price \$481,000

Unit \*

Suburb Boronia

Period From 1st January 2017

to 31st March 2017

Source RP Data

### Comparable property sales

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) 5A McDonald Crescent, Boronia (2 bed, 1 bath, 1 car, 500m2)	\$430,000	04/04/2017
2) 3/201 Boronia Road, Boronia (2 bed, 1 bath, 1 car)	\$485,000	15/12/2016
3) 2/37 Moncoe Street, Boronia (2 bed, 1 bath, 1 car)	\$420,000	28/01/2017