

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

10/2 Dixon Court 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

\$700,000

&

\$770,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$591,500

Property type

Unit

Suburb

Boronia

Period-from

01 Jul 2020

to

30 Jun 2021

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

3/7 Browning Road Boronia VIC 3155	\$765,000	23-Jun-21
2/9 Duncan Avenue Boronia VIC 3155	\$802,060	24-Jul-21
1/2 Conway Court Boronia VIC 3155	\$732,000	10-Mar-21

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 July 2021



3/7 Browning Road Boronia VIC 3155

 3
  2
  2

Sold Price ^{RS} **\$765,000** ^{UN} Sold Date **23-Jun-21**

Distance **0.62km**



Lockdown Update:

Friday July 16 to Wednesday July 21st 2021

Open homes and private inspections are cancelled on these dates.

How to register your interest (Send an email enquiry) with your full name, number and email address.

We will then inform you immediately we get the go ahead to return to normal inspections so you don't miss out.

Thank you for your understanding

2/9 Duncan Avenue Boronia VIC 3155

 3
  2
  2

Sold Price ^{RS} **\$802,060** Sold Date **24-Jul-21**

Distance **1km**



1/2 Conway Court Boronia VIC 3155

 3
  2
  2

Sold Price **\$732,000** Sold Date **10-Mar-21**

Distance **1.2km**

RS = Recent sale

UN = Undisclosed Sale

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