

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

4/333-335 Dorset Road, Boronia Vic 3155

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$760,000

Median sale price

Median price \$656,000

Property Type Unit

Suburb Boronia

Period - From 01/07/2024

to 30/09/2024

Source REIV

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 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	2/3 Grevillea Av BORONIA 3155	\$700,000	11/07/2024
2			
3			

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 six months.~~

This Statement of Information was prepared on:

01/11/2024 09:55



Property Type:
Agent Comments

Indicative Selling Price
\$760,000
Median Unit Price
September quarter 2024: \$656,000

Comparable Properties



2/3 Grevillea Av BORONIA 3155 (REI/VG)

Agent Comments



Price: \$700,000
Method: Private Sale
Date: 11/07/2024
Property Type: Townhouse (Single)

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 six months.

Account - Woodards | P: 03 9830 8000 | F: 03 9888 2700



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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 5/333-335 Dorset Road, Boronia Vic 3155

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$870,000

Median sale price

Median price \$656,000

Property Type Unit

Suburb Boronia

Period - From 01/07/2024

to 30/09/2024

Source REIV

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 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	1/32 Narcissus Av BORONIA 3155	\$887,000	10/08/2024
2	3/1 Falconer Rd BORONIA 3155	\$820,000	28/05/2024
3			

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 six months.

This Statement of Information was prepared on:

01/11/2024 09:57



Property Type:
Agent Comments

Indicative Selling Price
\$870,000
Median Unit Price
September quarter 2024: \$656,000

Comparable Properties

1/32 Narcissus Av BORONIA 3155 (REI)

Agent Comments



Price: \$887,000
Method: Auction Sale
Date: 10/08/2024
Property Type: Townhouse (Res)



3/1 Falconer Rd BORONIA 3155 (REI/VG)

Agent Comments



Price: \$820,000
Method: Private Sale
Date: 28/05/2024
Property Type: Townhouse (Single)
Land Size: 226 sqm approx

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 six months.