

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

2/294 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

\$500,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$612,250

Property type

Unit

Suburb

Boronia

Period-from

01 Nov 2022

to

31 Oct 2023

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

2/37 FARNHAM ROAD BAYSWATER VIC 3153	\$500,000	07-Oct-23
2/28 PATON CRESCENT BORONIA VIC 3155	\$519,000	11-Oct-23
2/13 ALLANDALE ROAD BORONIA VIC 3155	\$520,000	31-May-23

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: 15 November 2023



**2/37 FARNHAM ROAD
BAYSWATER VIC 3153**

2 1 1

Sold Price ^{RS} **\$500,000** ^{UN} Sold Date **07-Oct-23**

Distance **1.42km**



**2/28 PATON CRESCENT BORONIA
VIC 3155**

2 1 1

Sold Price ^{RS} **\$519,000** Sold Date **11-Oct-23**

Distance **1.59km**



**2/13 ALLANDALE ROAD BORONIA
VIC 3155**

2 1 1

Sold Price **\$520,000** Sold Date **31-May-23**

Distance **0.54km**

RS = Recent sale

UN = Undisclosed Sale

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