

## 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

4/374 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$520,000

&

\$560,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$670,000

Property type

Unit

Suburb

Boronia

Period-from

01 Jul 2021

to

30 Jun 2022

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

|  |           |           |
|--|-----------|-----------|
| 5/19 NEILSON STREET BAYSWATER VIC 3153 | \$520,000 | 05-Apr-22 |
| 2/237 BORONIA ROAD BORONIA VIC 3155    | \$545,000 | 16-Jul-22 |
| 8/14 PINE CRESCENT BORONIA VIC 3155    | \$560,000 | 21-May-22 |

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 2022



### 5/19 NEILSON STREET BAYSWATER VIC 3153

 2
  1
  1

Sold Price

**\$520,000**

Sold Date **05-Apr-22**

Distance

**1.33km**


### 2/237 BORONIA ROAD BORONIA VIC 3155

 2
  1
  1

Sold Price

<sup>RS</sup> **\$545,000**

Sold Date **16-Jul-22**

Distance

**1.96km**


### 8/14 PINE CRESCENT BORONIA VIC 3155

 2
  2
  1

Sold Price

**\$560,000**

Sold Date **21-May-22**

Distance

**1.95km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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