

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

7/2 Dixon Court, Boronia

Indicative selling price

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

Range between

\$*650,000

&

\$700,000

Median sale price

Median price

\$574,000

*Unit

X

Suburb

Boronia

Period - From

1/5/2018

to

30/4/2019

Source

realestate.com.au

Comparable property sales

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 – 1/222 Scoresby Road, Boronia	\$821,000	25/5/2018
2 – 1/21 Woodvale Road, Boronia	\$761,500	16/5/2018
3 – 6/16 John Street, Bayswater	\$795,000	23/9/2018

Date: 15/5/2019