

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

1/476 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

\$720,000

&

\$792,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$855,000

Property type

House

Suburb

Boronia

Period-from

01 Jul 2023

to

30 Jun 2024

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

7/162 ALBERT AVENUE BORONIA VIC 3155	\$735,000	24-Apr-24
5/362 DORSET ROAD BORONIA VIC 3155	\$780,000	02-Feb-24
1/988 MOUNTAIN HIGHWAY BORONIA VIC 3155	\$785,250	12-Jun-24

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: 02 July 2024



**7/162 ALBERT AVENUE BORONIA
VIC 3155**

 3  2  2

Sold Price

\$735,000

Sold Date **24-Apr-24**

Distance **1.84km**



**5/362 DORSET ROAD BORONIA
VIC 3155**

 3  2  2

Sold Price

\$780,000

Sold Date **02-Feb-24**

Distance **1.53km**



**1/988 MOUNTAIN HIGHWAY
BORONIA VIC 3155**

 3  2  2

Sold Price

^{RS} **\$785,250**

Sold Date **12-Jun-24**

Distance **0.51km**

RS = Recent sale

UN = Undisclosed Sale

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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

3/476 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

\$680,000

&

\$748,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$651,500

Property type

Unit

Suburb

Boronia

Period-from

01 Jul 2023

to

30 Jun 2024

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

9/51 BAYFIELD ROAD WEST BAYSWATER NORTH VIC 3153	\$700,000	07-May-24
7/162 ALBERT AVENUE BORONIA VIC 3155	\$735,000	24-Apr-24
3/305-307 CANTERBURY ROAD BAYSWATER NORTH VIC 3153	\$740,000	08-May-24

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: 02 July 2024



**9/51 BAYFIELD ROAD WEST
BAYSWATER NORTH VIC 3153**

 3  2  2

Sold Price **\$700,000** Sold Date **07-May-24**

Distance **1.64km**



**7/162 ALBERT AVENUE BORONIA
VIC 3155**

 3  2  2

Sold Price **\$735,000** Sold Date **24-Apr-24**

Distance **1.83km**



**3/305-307 CANTERBURY ROAD
BAYSWATER NORTH VIC 3153**

 3  2  2

Sold Price ^{RS} **\$740,000** Sold Date **08-May-24**

Distance **1.7km**

RS = Recent sale

UN = Undisclosed Sale

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