

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 11 Dinsdale Road, Boronia, VIC 3155

Indicative selling price

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

Price Range

\$750,000

&

\$825,000

Median sale price

Median price

\$822,188

Property Type

House

Suburb

Boronia (3155)

Period - From

01/07/2022

to

30/06/2023

Source

PropTrack

Comparable property sales

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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
71 LINDA CRESCENT, FERNTREE GULLY VIC 3156	\$770,000	25/03/2023
13 DINSDALE ROAD, BORONIA VIC 3155	\$800,500	24/03/2023
12 LYELL ROAD, BORONIA VIC 3155	\$822,188	16/05/2023

This Statement of Information was prepared on: 19/07/2023