

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

\$670,000

&

\$737,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$656,000

Property type

Unit

Suburb

Boronia

Period-from

01 Dec 2023

to

30 Nov 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

5/279-287 BAYSWATER ROAD BAYSWATER NORTH VIC 3153	\$722,000	19-Jun-24
1/31 HIGH STREET BAYSWATER VIC 3153	\$682,000	19-Aug-24
5/440-442 DORSET ROAD BORONIA VIC 3155	\$678,000	09-Jul-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 December 2024



**5/279-287 BAYSWATER ROAD
BAYSWATER NORTH VIC 3153**

 3  2  2

Sold Price **\$722,000** Sold Date **19-Jun-24**

Distance **1.81km**



**1/31 HIGH STREET BAYSWATER
VIC 3153**

 3  2  2

Sold Price ^{RS} **\$682,000** Sold Date **19-Aug-24**

Distance **2km**



**5/440-442 DORSET ROAD
BORONIA VIC 3155**

 3  2  2

Sold Price **\$678,000** Sold Date **09-Jul-24**

Distance **0.55km**

RS = Recent sale

UN = Undisclosed Sale

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