

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

2/133 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

\$630,000

&

\$690,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$710,000

Property type

House

Suburb

Boronia

Period-from

01 Feb 2020

to

31 Jan 2021

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

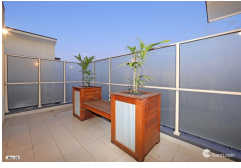
Date of sale

5/5 Conway Court Boronia VIC 3155	\$666,000	25-Nov-20
1/117 Dorset Road Boronia VIC 3155	\$669,000	19-Dec-20
3/20 Bambury Street Boronia VIC 3155	\$680,000	29-Oct-20

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.~~

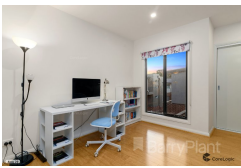
This Statement of Information was prepared on: 03 February 2021

**5/5 Conway Court Boronia VIC 3155** Sold Price **\$666,000** Sold Date **25-Nov-20**

3 2 2

Distance **1.29km****1/117 Dorset Road Boronia VIC 3155** Sold Price ^{RS} **\$669,000** ^{UN} Sold Date **19-Dec-20**

3 2 2

Distance **0.19km****3/20 Bambury Street Boronia VIC 3155** Sold Price **\$680,000** Sold Date **29-Oct-20**

3 2 2

Distance **1.55km**

RS = Recent sale

UN = Undisclosed Sale

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