

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

2/12 DIXON COURT 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

\$750,000

&

\$795,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$660,000

Property type

Unit

Suburb

Boronia

Period-from

01 May 2021

to

30 Apr 2022

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

1/4 FALCONER ROAD BORONIA VIC 3155	\$750,000	13-Apr-22
1/59 WESTERN ROAD BORONIA VIC 3155	\$755,000	26-Mar-22
2/35 RANKIN ROAD BORONIA VIC 3155	\$767,000	11-May-22

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: 25 May 2022



**1/4 FALCONER ROAD BORONIA
VIC 3155**

 3  2  2

Sold Price

^{RS} **\$750,000**

Sold Date

13-Apr-22

Distance

0.45km



**1/59 WESTERN ROAD BORONIA
VIC 3155**

 3  1  1

Sold Price

^{RS} **\$755,000**

Sold Date

26-Mar-22

Distance

0.82km



**2/35 RANKIN ROAD BORONIA VIC
3155**

 3  2  2

Sold Price

^{RS} **\$767,000**

Sold Date

11-May-22

Distance

0.94km

RS = Recent sale

UN = Undisclosed Sale

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