

## 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

9/317 DORSET ROAD BORONIA VIC 3155

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$590,000

&

\$649,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$659,000

Property type

Unit

Suburb

Boronia

Period-from

16 Jan 2024

to

16 Jul 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

2/22 ORCHID AVENUE BORONIA VIC 3155	\$650,000	01-Feb-24
1/7 TULIP CRESCENT BORONIA VIC 3155	\$675,000	06-Jun-24
1/133 DORSET ROAD BORONIA VIC 3155	\$700,000	25-Jan-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: 16 July 2024

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**2/22 ORCHID AVENUE BORONIA  
VIC 3155**

Sold Price

**\$650,000**

Sold Date

**01-Feb-24**

 3  1  2

Distance

**0.81km**



**1/7 TULIP CRESCENT BORONIA VIC  
3155**

Sold Price

**\$675,000**

Sold Date

**06-Jun-24**

 2  2  1

Distance

**1.18km**



**1/133 DORSET ROAD BORONIA VIC  
3155**

Sold Price

**\$700,000**

Sold Date

**25-Jan-24**

 3  2  2

Distance

**1.88km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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