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	2/5 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	$520,000	&	$570,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$651,500	Property type	Unit	Suburb	Boronia
Period-from	01 Jun 2023	to	31 May 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
2/4 WOODVALE ROAD BORONIA VIC 3155	$560,000	03-Feb-24
1/5 SPRINGFIELD ROAD BORONIA VIC 3155	$550,000	05-Mar-24
4/6 WILLIAM STREET BORONIA VIC 3155	$555,000	09-Mar-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: 17 June 2024

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2/4 WOODVALE ROAD BORONIA VIC 3155

2 1 1

Sold Price **$560,000** Sold Date **03-Feb-24**

Distance **1.03km**



1/5 SPRINGFIELD ROAD BORONIA VIC 3155

2 1 1

Sold Price **$550,000** Sold Date **05-Mar-24**

Distance **1.58km**



4/6 WILLIAM STREET BORONIA VIC 3155

2 1 1

Sold Price **$555,000** Sold Date **09-Mar-24**

Distance **1.75km**

RS = Recent sale **UN** = Undisclosed Sale

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