

## 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

126 DORSET ROAD BORONIA VIC 3155

### Indicative selling price

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

Single Price

or range  
between

\$700,000

&

\$770,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$850,000

Property type

House

Suburb

Boronia

Period-from

01 Oct 2023

to

30 Sep 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 VELDEN AVENUE FERNTREE GULLY VIC 3156	\$722,000	10-Jun-24
62 CONN STREET FERNTREE GULLY VIC 3156	\$749,000	16-Sep-24
2 CURRAWA DRIVE BORONIA VIC 3155	\$768,000	20-Apr-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: 14 October 2024



**2 VELDEN AVENUE FERNTREE  
GULLY VIC 3156**

3 1 2

Sold Price **\$722,000** Sold Date **10-Jun-24**

Distance **1.18km**



**62 CONN STREET FERNTREE  
GULLY VIC 3156**

3 1 2

Sold Price <sup>RS</sup> **\$749,000** <sup>UN</sup> Sold Date **16-Sep-24**

Distance **1.93km**



**2 CURRAWA DRIVE BORONIA VIC  
3155**

3 1 -

Sold Price **\$768,000** Sold Date **20-Apr-24**

Distance **0.3km**

RS = Recent sale

UN = Undisclosed Sale

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