

Date: 2/05/2019
Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*



Property offered for sale

Address
Including suburb and
postcode 3/15 Narcissus Avenue, 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 \$399,950

or range between \$

&

\$

Median sale price

(*Delete house or unit as applicable)

Median price \$565,000

*House

*Unit Y

Suburb Boronia

Period – From 01 Apr 2018

to 31 Mar 2019

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 six 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 – 4/41 Pine Crescent, Boronia VIC 3155	\$451,500	01-Apr-19
2 – 2/41 Harcourt Road, Boronia VIC 3155	\$370,000	13-Feb-19
3 – 7/4 Floriston Road, Boronia VIC 3155	\$400,000	02-Feb-19

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 six months.