

## 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 28 Olive Grove, Boronia, 3155

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$730,000 & \$800,000

### Median sale price

(\*Delete house or unit as applicable)

Median price \$756,000 \*House ☒ \*Unit ☐ Suburb Boronia  
Period - From 01/07/2017 to 30/09/2017 Source REIV propertydata.com.au

### Comparable property sales

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 |
|--------------------------------|-----------|--------------|
| 3 Devenish Road, Boronia       | \$785,000 | 15/07/2017   |
| 1 Rowan Avenue, The Basin      | \$760,000 | 23/05/2017   |
| 35 Herbert Street, Boronia     | \$735,000 | 12/09/2017   |

Property data source: REIV propertydata.com.au. Generated on 17<sup>th</sup> November, 2017.