

## 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

12/43 Chandler 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)

Range between \$480,000

&

\$500,000

#### Median sale price

Median price \$620,000

House

Unit

X

Suburb

Boronia

Period - From 01/10/2017

to

31/12/2017

Source

REIV

#### 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 | 1/8 Pine Cr BORONIA 3155       | \$516,000 | 22/10/2017   |
| 2 | 1/207 Boronia Rd BORONIA 3155  | \$507,000 | 27/11/2017   |
| 3 | 2/8 Pine Cr BORONIA 3155       | \$496,100 | 30/10/2017   |

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.