

---

## 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

12 Ethel Street, Boronia

### Indicative selling price

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

range between \$740,000 & \$790,000

### Median sale price

Median price

\$780,000

House

X

Suburb

Boronia

Period - From

01/10/2017

to

31/12/2017

Source

REIV

### 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
1 Helene Court, Boronia	\$776,000	16/12/2017
4 Cottesmore Court, Boronia	\$762,000	15/11/2017
44 Conyers Street, The Basin	\$745,000	04/09/2017

Property data source: [propertydata.com.au](http://propertydata.com.au). Generated on 13<sup>th</sup> February 2018.