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## STATEMENT OF INFORMATION

# Single residential property located in the Melbourne metropolitan area.

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Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address  
Including suburb and  
postcode 2/17 Iris Crescent, Boronia

### Indicative selling price

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

Range between \$610,000 & \$670,000

### Median sale price

(\*Delete house or unit as applicable)

Median price \$530,100

\*Unit X

Suburb Boronia

Period - From 01/07/2017 to 30/09/2017

Source REIV [propertydata.com.au](http://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
1/354 Dorset Road, BORONIA	\$640,000	18/07/2017
1/20 Miller Road, THE BASIN	\$634,000	20/08/2017
3/6 Tulip Crescent, BORONIA	\$610,000	11/07/2017

Property data source: REIV [propertydata.com.au](http://propertydata.com.au). Generated on 21<sup>st</sup> of November 2017.