
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 7/6 Orchid Avenue, Boronia 3155

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

\$390,000 & \$425,000

Median sale price

Median price \$500,000 Unit X Suburb Boronia

Period - From 01/04/2016 to 31/03/2017 Source 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	105/1 Oak Avenue, Boronia	\$410,000	5/4/2017
2	5/6 Oak Avenue, Boronia	\$410,000	17/2/2017
3	106/2 Stonehaven Avenue, Boronia	\$395,000	22/12/2016

Property data source: propertydata.com.au. Generated on 30 April 2017.