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**Indicative Selling Price**

\$590,000 - \$649,000

**Median House Price**

March quarter 2017: \$697,550



 3  1  0

**Rooms:**

**Property Type:** House (Res)

**Land Size:** 1811 sqm

Agent Comments

## Comparable Properties



**18 Bennett St BORONIA 3155 (REI)**

Agent Comments

 3  1  4

**Price:** \$630,000

**Method:** Private Sale

**Date:** 25/03/2017

**Rooms:** 5

**Property Type:** House (Res)

**Land Size:** 991 sqm



**39 Inverness Av THE BASIN 3154 (REI)**

Agent Comments

 3  1  1

**Price:** \$607,000

**Method:** Private Sale

**Date:** 29/03/2017

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 1013 sqm



**67 Bayview Cr THE BASIN 3154 (REI)**

Agent Comments

 3  2  2

**Price:** \$590,000

**Method:** Private Sale

**Date:** 10/05/2017

**Rooms:** 5

**Property Type:** House (Res)

**Land Size:** 1016 sqm

## 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

26 Hansen 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 \$590,000 & \$649,000

#### Median sale price

Median price \$697,550

House X

Suburb Boronia

Period - From 01/01/2017 to 31/03/2017

Source REIV

#### Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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
18 Bennett St BORONIA 3155	\$630,000	25/03/2017
39 Inverness Av THE BASIN 3154	\$607,000	29/03/2017
67 Bayview Cr THE BASIN 3154	\$590,000	10/05/2017