

## 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 32 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 \$900,000 & \$990,000

### Median sale price

(\*Delete house or unit as applicable)

Median price \$700,500 House ☒ Unit ☐ Suburb Boronia

Period - From 01 / 11 / 2016 to 01 / 11 / 2017 Source Pricefinder

### Comparable property sales

**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. 10 Hansen Road, Boronia VIC 3155	\$950,000	15 / 07 / 2017
2. 72 Mercia Avenue, The Basin VIC 3154	\$950,000	19 / 09 / 2017
3. 22A Olive Grove, Boronia VIC 3155	\$940,000	02 / 07 / 2017