
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

3 Emerald Court, Boronia, 3155

Indicative selling price

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

Range between

\$680,000

 &

\$740,000

Median sale price

Median price

\$756,000

*House

X

*Unit

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Suburb

Boronia

Period - From

01/07/2017

to

30/09/2017

Source

REIV 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
5 Vaughan Road, Ferntree Gully, 3156	\$735,000	07/10/2017
1 Jarrah Court, Boronia, 3155	\$720,500	07/10/2017
10 Taranto Court, Boronia, 3155	\$671,000	25/07/2017

Property data source: REIV propertydata.com.au. Generated on 5th December, 2017.