



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

**4 Madge Street,  
BORONIA 3155**

House



2 beds



1 baths



1 parking

### Indicative selling price

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

**Range \$540,000 - \$590,000**

### Median sale price

Median **House** for **BORONIA** for period **Mar 2018 - Mar 2018**

Sourced from [realestate.com.au](http://realestate.com.au).

**\$590,000**

### 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 the most comparable to the property for sale.

**6/31 Central Avenue,**  
Boronia 3155

**Price \$551,000** Sold 05  
February 2018

**2/7 Allandale Road,**  
Boronia 3155

**Price \$525,000** Sold 11  
October 2017

**1/311 Dorset Road,**  
Boronia 3155

**Price \$562,000** Sold 21  
September 2017

### Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from [realestate.com.au](http://realestate.com.au).

#### Hill Real Estate - Wantirna

2A/426 Burwood Hwy,  
WANTIRNA SOUTH VIC 3152

#### Contact agents



**Darren Hill**

03 9800 0700  
9800 0700

[darren@hillre.com.au](mailto:darren@hillre.com.au)

