

## 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

103 Daffodil Road, Boronia

### Indicative selling price

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

Range between

\$\*610,000

&

\$671,000

### Median sale price

Median price

\$725,250

\*House

X

Suburb

Boronia

Period - From

2/3/2018

to

1/3/2019

Source

realestate.com.au

### 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 – 4 Paisley Avenue, Boronia	\$600,000	10/4/2019
2 – 120 Forest Road, Ferntree Gully	\$617,000	2/3/2019
3 – 18 Boronia Road, Boronia	\$588,000	12/12/2019

Date: 8/7/2019