
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

45 Bambury Street, Boronia

Indicative selling price

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

range between

\$600,000

&

\$650,000

Median sale price

Median price

\$706,500

*House

X

Suburb

Boronia

Period - From

1/04/2017

to

30/06/2017

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 |
|----------------------------------|-----------|--------------|
| 1 – 42 Rowson Street, Boronia | \$650,000 | 16/09/2017 |
| 2 – 2/1 Aster Street, The Basin | \$637,000 | 15/08/2017 |
| 3 – 14 Arcadia Avenue, The Basin | \$620,000 | 22/06/2017 |

Property data source: [REIV propertydata.com.au](http://REIV.propertydata.com.au). Generated on 30 April 2017.