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STATEMENT OF INFORMATION

Multiple residential properties located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Unit offered for sale

Address Unit 3, 5, 6 at 4 Cypress Avenue,
 Including suburb and Boronia VIC
 postcode 3155

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Unit type or class e.g. One bedroom units	Single price	Lower price	Higher price
U3: 2 Bedroom, 2 Bathroom	\$*640,000	Or range between _____	& _____
U5: 2 Bedroom, 2.5 Bathroom	\$*685,000	Or range between _____	& _____
U6: 2 Bedroom, 2.5 Bathroom	\$*655,000	Or range between _____	& _____
		Or range between _____	& _____
		Or range between _____	& _____

Additional entries may be included or attached as required.

Suburb unit median sale price

Median price \$660,000 Suburb Boronia VIC

Period - From June 2023 To June 2024 Source Pricfinder

Comparable property sales (*Delete A or B below as applicable)

~~A*~~ These are the details of the three units that the estate agent or agent's representative considers to be most comparable to the unit for sale. These units must be of the same type or class as the unit for sale, been sold within the last six months, and located within two kilometres of the unit for sale.

Unit type or class E.g. One bedroom units	Address of comparable unit	Price	Date of sale
	1	\$	
	2	\$	
	3	\$	

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	1	\$	
	2	\$	
	3	\$	

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Unit type or class E.g. One bedroom units	Address of comparable unit	Price	Date of sale
	1	\$	
	2	\$	
	3	\$	

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months.

This Statement of Information was prepared on:

11/07/2024