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## STATEMENT OF INFORMATION

# Single residential property located in the Melbourne metropolitan area.

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Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address  
Including suburb and  
postcode

53 Landscape Drive, Boronia VIC 3155
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### Indicative selling price

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

Single Price	\$799,950
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### Median sale price

Median price

\$776,000
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\*House

X
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Suburb

Boronia
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Period - From

01/01/2018
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to

31/03/2018
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Source

REIV propertydata.com.au
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### 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
4 Moroney Street, BORONIA, 3155	\$800,000	08/01/2018
9 Huntingdon Avenue, BAYSWATER NORTH, 3153	\$800,000	09/03/2018
8 Wonthulong Drive, BAYSWATER NORTH, 3153	\$800,000	15/11/2017

Property data source: REIV propertydata.com.au. Generated on 7<sup>th</sup> May, 2018.