

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 5/1-3 Albert Avenue, Boronia 3155

Indicative selling price

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

Range between \$570,000 & \$600,000

Median sale price

Median price \$575,000 *Unit X Suburb Boronia
Period - From 01/02/2018 to 31/01/2019 Source CoreLogic

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
1/45 Tulip Crescent, Boronia 3155	\$570,000	02/12/2018
2/40 Tulip Crescent, Boronia 3155	\$572,000	31/01/2019
2/26 Woodmason Road, Boronia 3155	\$595,000	09/11/2018

Property data source: CoreLogic. Generated on 11th February 2019.