
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 117 Dorset Road, Boronia VIC 3155

Indicative selling price

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

Range between \$700,000 & \$770,000

Median sale price

Median price \$706,500 *House ☒ Suburb Boronia

Period - From 01/04/2016 to 30/06/2017 Source REIV

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
146 Dorset Road BORONIA 3155	\$756,000	05/08/2017
7 Austin Street FERNTREE GULLY 3156	\$740,000	21/07/2017
13 Thelma Avenue BORONIA 3155	\$735,000	13/05/2017

Property data source: REIV propertydata.com.au. Generated on 11th August, 2017.