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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

9 Alison Avenue, Boronia 3155

### Indicative selling price

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

Range between \$630,000 & \$680,000

### Median sale price

Median price

\$715,000

\*House

X

Suburb

Boronia

Period - From

01/03/2018

to

28/02/2019

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
32 Moroney Street, Boronia 3155	\$635,000	07/02/2019
15 Hastings Avenue, Boronia 3155	\$680,000	22/02/2019
21 Rona Street, Ferntree Gully 3156	\$671,000	13/11/2019

Property data source: CoreLogic. Generated on 18<sup>th</sup> of March 2019.