
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

2/4A Daffodil Road, Boronia 3155

Indicative selling price

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

Range between \$430,000 & \$450,000

Median sale price

Median price

\$572,000

*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
3/49 Tulip Crescent, Boronia 3155	\$430,100	04/09/2018
1/67 Boronia Road, Boronia 3155	\$440,000	05/08/2018
4/24 Station Street, Ferntree Gully 3156	\$445,000	22/12/2018

Property data source: CoreLogic. Generated on 26th of February 2019.