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## STATEMENT OF INFORMATION

### Multiple residential properties located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

#### Unit offered for sale

Address 6 Henry Street Boronia Vic 3155  
 Including suburb and Lot 2, Lot 4, Lot 6 Will be titled as the following below.  
 postcode 2A - 2C - 2E Central Avenue Boronia Vic 3155

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (\*Delete single price or range as applicable)

Unit type or class e.g. One bedroom units	Single price	Lower price	Higher price
Lot 2 - 2A Central Ave	2bedx2bath x1car Or range between	\$650,000	& \$715,000
Lot 4 - 2C Central Ave	2bedx2bath x1car Or range between	\$650,000	& \$715,000
	Or range between		&
Lot 6 - 2E Central Ave 3bedx2bathx2car	Or range between	\$750,000	& \$820,000
	Or range between		&

Additional entries may be included or attached as required.

**Suburb unit median sale price** 2 bed unit \$595,000 2 bed house \$732,000

3 bed unit \$742,000 3 bed house \$805,000

Period - From Dec 23 To Nov 24 Source REA & Domian

**Comparable property sales (\*Delete A or B below as applicable)**

~~A\*~~ These are the details of the three units that the estate agent or agent's representative considers to be most comparable to the unit for sale. These units must be of the same type or class as the unit for sale, been sold within the last six months, and located within two kilometres of the unit for sale.

<b>Unit type or class</b> E.g. One bedroom units	<b>Address of comparable unit</b>	<b>Price</b>	<b>Date of sale</b>
	1	\$	
	2	\$	
	3	\$	

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	2	\$	
	3	\$	

**OR**

**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months.

This Statement of Information was prepared on:

30 / 12 / 2024