
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 24 Rosella Avenue, Boronia

Indicative selling price

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

range between \$570,000 & \$610,000

Median sale price

Median price \$620,000 Unit X Suburb Boronia
Period - From 01/10/2017 to 31/12/2017 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
4/2 Hastings Avenue, Boronia	\$580,000	24/12/2017
2/196 Boronia Road, Boronia	\$574,950	24/07/2017
10/317 Dorset Road, Boronia	\$572,500	31/08/2017

Property data source: propertydata.com.au. Generated on 24th January 2018.