
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	3/22 Pine Crescent, Boronia
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Indicative selling price

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

range between	\$560,000	&	\$600,000
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Median sale price

Median price	\$580,000	Unit	X	Suburb	Boronia
Period - From	01/10/2017	to	30/09/2018	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
3/18 Woodvale Road, Boronia	\$590,000	16/06/2018
1/10 Conway Court, Boronia	\$590,000	10/09/2018
3/32 Bambury Street, Boronia	\$588,000	18/08/2018

Property data source: propertydata.com.au. Generated on 22nd October 2018..