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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

3 Judith 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 \$650,000 & \$680,000

### Median sale price

Median price

\$735,000

\*House

X

\*Unit

Suburb

Boronia

Period - From

01/01/2017

to

31/12/2017

Source

REIV propertydata.com.au

### 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
11 Royalden Close, Boronia, 3155	\$670,000	03/02/2018
20 Garden Avenue, Boronia, 3155	\$665,000	03/10/2017
42 Rowson Street, Boronia, 3155	\$650,000	16/09/2017

Property data source: REIV propertydata.com.au. Generated on 6<sup>th</sup> March, 2018.