
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

40 McDonald Crescent, Boronia 3155

Indicative selling price

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

Range between

\$690,000

 &

\$730,000

Median sale price

Median price

\$740,000

 *House

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
2 Janet Street, Boronia 3155	\$720,000	29/08/2018
16 Janet Street, Boronia 3155	\$703,500	09/12/2018
3281 Forest Road, Boronia 3155	\$696,500	16/06/2018

Property data source: CoreLogic. Generated on 14th February 2019..