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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

10 Short Street, Boronia

**Indicative selling price**For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$620,000 &amp; \$680,000

**Median sale price**

Median price

\$756,000

House

X

Suburb

Boronia

Period - From

01/07/2017

to

30/09/2017

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
1/234 Boronia Rd BORONIA 3155	\$638,000	11/10/017
3 Waratah Ave THE BASIN 3154	\$621,000	26/09/2017
59 Arcadia Ave THE BASIN 3154	\$620,000	23/10/2017

Property data source: REIV propertydata.com.au. Generated on 15<sup>th</sup> December, 2017.