

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode

10 Alison Avenue, Boronia

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Range between

\$*660,000

&

\$726,000

Median sale price

Median price

\$658,000

Property type

House

Suburb

realestate.com.au

Period - From

5/9/2018

to

4/9/2019

Source

realestate.com.au

Comparable property sales (*Delete A or B below as applicable)

A* 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 – 26 Landscape Drive, Boronia	\$700,000	10/8/2019
2 – 39 Harcourt Road, Boronia	\$680,000	2/6/2019
3 – 17 Christopher Avenue, The Basin	\$670,000	18/5/2019

This Statement of Information was prepared on: 25/9/2019