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Member of REIV

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## STATEMENT OF INFORMATION

### Multiple residential properties located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

#### Unit offered for sale

Address 1-6/7 Cypress Ave Boronia 3155  
Including suburb and  
postcode \_\_\_\_\_

#### Indicative selling price

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

Unit type or class e.g. One bedroom units	Single price	Lower price	Higher price
Unit 1 (2 Bed, 2 Bath, 1 Car)	\$560,000	Or range between \$*	& \$
Unit 2 (3 Bed, 3 Bath, 2 Car)	\$660,000	Or range between \$*	& \$
Unit 3&4 (2 Bed, 2 Bath, 1 Car)	\$589,000	Or range between \$*	& \$
Unit 5 (3 Bed, 2 Bath, 2 Car)	\$630,000	Or range between \$*	& \$
Unit 6 (2 Bed, 2 Bath, 1 Car)	\$575,000	Or range between \$*	& \$

Additional entries may be included or attached as required.

#### Suburb unit median sale price

Median price \$585,000 Suburb Boronia

Period - From 01/11/2019 To 31/10/2020 Source Core Logic

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

~~A\* These are the details of the three units that the estate agent or agent's representative considers to be most comparable to the unit for sale. These units must be of the same type or class as the unit for sale, been sold within the last six months, and located within two kilometres of the unit for sale.~~

Unit type or class E.g. One bedroom units	Address of comparable unit	Price	Date of sale
	1	\$	
	2	\$	
	3	\$	

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	1	\$	
	2	\$	
	3	\$	

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	1	\$	
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	3	\$	

Unit type or class E.g. One bedroom units	Address of comparable unit	Price	Date of sale
	1	\$	
	2	\$	
	3	\$	

**OR**

**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months.

This Statement of Information was prepared on:

08/11/2020