
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 3/6 Tulip Crescent, Boronia

Indicative selling price

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

range between \$500,000 & \$550,000

Median sale price

Median price \$571,000

Unit X

Suburb Boronia

Period - From 01/01/2017 to 31/03/2017

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. 1/218 Scoresby Road, Boronia	\$500,000	04/04/2017
2. 4/24 Flower Street, Ferntree Gully	\$528,000	07/03/2017
3. 3/10 Hazelwood Road, Boronia	\$547,000	05/01/2017

Property data source: REIV propertydata.com.au. Generated on 30 April 2017.