

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 14 Sedgwick Road, Boronia 3155

Indicative selling price

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

Single Price \$659,950

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
4 Dinsale Road, Boronia 3155	\$670,000	27/10/2018
111 Kanooka Road, Boronia 3155	\$682,000	22/09/2018
57 Leonard Street, Bayswater 3153	\$652,000	03/12/2018

Property data source: CoreLogic. Generated on 25th January 2019.