
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

11 Blythe Avenue, Boronia 3155

Indicative selling price

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

Single price	\$659,950
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Median sale price

Median price	\$757,500	*House	<input checked="" type="checkbox"/>	Suburb	Boronia
Period - From	01/11/2017	to	31/10/2018	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 Democrat Drive, The Basin, 3154	\$650,000	08/11/2018
26 Baldwin Avenue, Boronia, 3155	\$665,000	04/09/2018
4 Verbena Avenue, The Basin, 3154	\$670,000	27/07/2018

Property data source: CoreLogic. Generated on 27th November 2018.