

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 18 Lyell Road
Including suburb and
postcode Boronia, Vic, 3155

Indicative selling price

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

Single price \$* 664,950 or range between \$* _____ & \$ _____

Median sale price

(*Delete or tick if house or unit as applicable)

Median price \$ 670,000 *House ☒ *unit ☐ Suburb Boronia
Period - From June 2018 to June 2019 Source Price finder

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 <u>7 Monaro Close, Wantima South</u>	<u>\$ 680,000</u>	<u>22/06/2019</u>
2 <u>35 Ozone Road, Bayswater</u>	<u>\$ 693,000</u>	<u>1/06/2019</u>
3 <u>19 Patterson Street, Bayswater</u>	<u>\$ 680,000</u>	<u>24/05/2019</u>

OR

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