
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

2/8 Valerie Street, Boronia, 3155

Indicative selling price

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

Range between	\$630,000	&	\$690,000
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Median sale price

Median price

\$577,000

*Unit

X

Suburb

Boronia

Period - From

01/04/2017

to

31/03/2018

Source

RP Data

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
3/15 Falconer Road, Boronia, 3155	\$650,888	23/02/2018
2/171 Dorset Road, Boronia, 3155	\$690,000	12/12/2017
2/3 Phyllis Avenue, Boronia, 3155	\$640,000	24/11/2017

Property data source: rpdata.com.au. Generated on 1 May 2018.