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	4 Windsor Close, Boronia

Indicative selling price

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

range between	$790,000	&	$850,000

Median sale price

Median price	$776,000	House	X	Suburb	Boronia
Period - From	01/01/2018	to	31/03/2018	Source	REIV

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
58 Arcadia Avenue, The Basin	$793,000	13/02/2018
41 Blandford Crescent, Bayswater North	$840,000	27/05/2018
6 Fleur Court, Boronia	$815,000	28/04/2018

Property data source: propertydata.com.au. Generated on 25th June 2017.