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## STATEMENT OF INFORMATION

# Single residential property located in the Melbourne metropolitan area.

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Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address  
Including suburb and  
postcode

2/33 Boronia Road, Boronia 3155
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### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$530,000
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 & 

\$560,000
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### Median sale price

Median price

\$545,000
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 \*Unit 

X
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 Suburb 

Boronia
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Period - From

01/07/2018
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 to 

30/06/2019
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 Source 

CoreLogic
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### 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
1/22 Veronica Street, Ferntree Gully 3156	\$532,000	11/05/2019
1/3 Joyce Street, Boronia 3155	\$532,000	25/07/2019
5/3 Albert Avenue, Boronia 3155	\$550,000	14/03/2019

Property data source: CoreLogic. Generated on 30<sup>th</sup> July.