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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

1/45 Army Road, Boronia

### Indicative selling price

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

range between \$450,000 & \$490,000

### Median sale price

Median price \$555,000 Unit X Suburb Boronia

Period - From 01/04/2017 to 30/06/2017 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
2/45 Army Road, Boronia	\$480,000	27/03/2017
2/3-5 Glen Park Road, Bayswater North	\$470,000	11/04/2017
3/41 Bambury Street, Boronia	\$450,000	10/02/2017

Property data source: [propertydata.com.au](http://propertydata.com.au). Generated on 1<sup>st</sup> August 2017.