

Statement of Information

Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Indicative selling price

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

Range between	\$850,000	&	\$910,000
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Median sale price

(*Delete house or unit as applicable)

Median price	\$700,000	*House	X	Suburb or locality	Boronia
Period - From	July 2017	to	October 2017	Source	RP Data

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres/five kilometres* of the property for sale in the last six months/18 months* that the estate agent or agent's representative considers to be most comparable to the property for sale. (*Delete as applicable)

Address of comparable property	Price	Date of sale
1 – 2 Windsor Close, Boronia	\$870,000	15/6/2017
2 – 8 Duncan Avenue, Boronia	\$880,000	9/5/2017
3 – 7 Lyrebird Court, Boronia	\$883,000	17/6/2017