
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

2/4 Falconer Road, Boronia

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$600,000 & \$660,000

Median sale price

(*Delete house or unit as applicable)

Median price \$555,000

*Unit X

Suburb Boronia

Period - From 01/04/2017 to 30/06/2017

Source REIV propertydata.com.au

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
1/354 Dorset Road, Boronia	\$640,000	18/07/2017
2/29 Aubrey Grove, Boronia	\$620,000	17/03/2017
1/162 Dorset Road, Boronia	\$605,000	10/03/2017

Property data source: REIV propertydata.com.au. Generated on 12th August 2017.