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Member of REIV

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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 1/44 Central Ave Boronia 3155

Including suburb and
postcode

Indicative selling price

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

Single price \$530,000 or range between \$* & \$

Median sale price

Median price \$582,500 Property Type Unit Suburb Boronia

Period - From Jan 2020 to Aug 2020 Source Price Finder

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

A* 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 1/2 Wadi Street Boronia	\$550,000	19/09/2020
2 3/44 Pine Crescent Boronia	\$510,000	27/07/2020
3 6/55 Chandler Road Boronia	\$570,000	22/07/2020

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on: 27/09/2020