## Statement of Information

## Single residential property located in the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

Property offered for sale							
Ad	531 Boneo Ro	531 Boneo Road, Boneo VIC 3939					
Indicative sell	ing price						
For the meaning of this price see consumer.vic.gov.au/underquoting							
Range between \$2,750,000		&	\$2,950,000				
Median sale price							
Median price \$		Property type	е		Suburb		
Period - From	to		Source				
<b>Important advice about the median sale price:</b> When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the <i>Estate Agents Act 1980</i> .							
Comparable property sales							
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: 12/07/2021						

