

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 9 Judith Avenue, Boronia Vic 3155

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

range between \$600,000 & \$650,000

Median sale price

Median price \$697,550 House X Suburb Boronia

Period - From 01/01/2017 to 31/03/2017 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
8 Boronia Road, Boronia 3155	\$638,000	15/04/2017
9 Rabaul Court, Boronia 3155	\$622,000	12/12/2017
24 Robertson Crescent, Boronia 3155	\$600,000	30/01/2017

Property data source: REIV propertydata.com.au. Generated on 30 May 2017.