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## STATEMENT OF INFORMATION

# Single residential property located in the Melbourne metropolitan area.

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Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address  
Including suburb and  
postcode 12/317 Dorset Road, Boronia

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

\$480,000

&

\$520,000

### Median sale price

Median price \$504,500

\*Unit X

Suburb Boronia

Period - From 1/7/2016

to 30/6/2017

Source REIV [propertydata.com.au](http://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
4/2 Henry Street, Boronia	\$500,000	15/2/2017
3/4 Coogee Street, Boronia	\$495,000	15/3/2017
7/43 Chandler Road, Boronia	\$490,000	10/7/2017

Property data source: REIV [propertydata.com.au](http://propertydata.com.au). Generated on 17<sup>th</sup> July 2017.