

---

## 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

4 Southern Aurora Place, Boronia

### Indicative selling price

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

range between \$640,000 & \$690,000

### Median sale price

Median price

\$776,000

House

X

Suburb

Boronia

Period - From

01/01/2018

to

31/03/2018

Source

REIV

### 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
2/12 Harcourt Road, Boronia	\$682,000	29/03/2018
3/3 Malcolm Street, Boronia	\$650,000	13/01/2018
2/374 Dorset Road, Boronia	\$641,000	10/03/2018

Property data source: [propertydata.com.au](http://propertydata.com.au). Generated on 30<sup>th</sup> April 2018.