
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

| |
|----------------------------------|
| 2/5 Phyllis Avenue, Boronia 3155 |
|----------------------------------|

Indicative selling price

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

| | | | |
|---------------|-----------|---|-----------|
| Range between | \$690,000 | & | \$730,000 |
|---------------|-----------|---|-----------|

Median sale price

Median price

| | | | | |
|-----------|-------|---|--------|---------|
| \$580,000 | *Unit | X | Suburb | Boronia |
|-----------|-------|---|--------|---------|

Period - From

| | | | | |
|------------|----|------------|--------|------|
| 01/11/2017 | to | 31/10/2018 | 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 |
|--|-----------|--------------|
| 1/2 Callemondah Court, Ferntree Gully 3156 | \$707,000 | 17/08/2018 |
| 1/71 Commerical Road, Ferntree Gully 3156 | \$700,000 | 13/10/2018 |
| 3/10 Bambury Street, Boronia 3155 | \$725,000 | 06/08/2018 |

Property data source: rpdata.com.au. Generated on 7th November 2018.