
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

1/2 Ethel Street, Boronia 3155

Indicative selling price

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

Range between	\$480,000	&	\$520,000
---------------	-----------	---	-----------

Median sale price

Median price

\$563,250

*Unit

X

Suburb

Boronia

Period - From

01/05/2018

to

30/04/2019

Source

CoreLogic

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
4/11 Henry Street, Boronia 3155	\$495,000	02/02/2019
2/1a Doysal Avenue, Ferntree Gully 3156	\$492,500	25/01/2019
1/220 Boronia Road, Boronia 3155	\$482,500	15/12/2018

Property data source: CoreLogic. Generated on 7th May.