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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 10 Duncan Avenue, Boronia, 3155

**Indicative selling price**

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

Range between \$730,000 & \$790,000

**Median sale price**

Median price \$706,500

\*House X

Suburb Boronia

Period - From 01/04/2017 to 30/06/2017

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
3 Devenish Road, Boronia	\$785,000	15/07/2017
146 Dorset Road, Boronia	\$756,000	05/08/2017
35 Herbert Street, Boronia	\$735,000	12/09/2017

Property data source: REIV [propertydata.com.au](http://propertydata.com.au). Generated on 20<sup>th</sup> October, 2017.