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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 5/48 Central 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 \$500,000 & \$550,000

### Median sale price

Median price \$580,000 \*Unit X Suburb Boronia

Period - From 01/10/2017 to 30/09/2018 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 |
|------------------------------------|-----------|--------------|
| 2/4 Grevillea Avenue, Boronia 3155 | \$525,000 | 14/08/2018   |
| 3/185 Boronia Road, Boronia 3155   | \$510,000 | 24/09/2018   |
| 2/338 Boronia Road, Boronia 3155   | \$540,250 | 20/09/2018   |

Property data source: CoreLogic. Generated on 29<sup>th</sup> of October 2018.