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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

26 Landscape Drive, Boronia 3155
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### Indicative selling price

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

Range between	\$620,000	&	\$670,000
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### Median sale price

Median price

\$680,000	*House	<input checked="" type="checkbox"/>	Suburb	Boronia
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Period - From

01/08/2018	to	31/07/2019	Source	CoreLogic
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### 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
19 Shalimar Crescent, Boronia 3155	\$630,000	07/02/2019
7 Yates Court, The Basin 3154	\$650,000	03/10/2018
9 Alison Avenue, Boronia 3155	\$665,000	31/03/2019

Property data source: CoreLogic. Generated on 1<sup>st</sup> August.