

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 35 Moroney Street, Boronia 3155

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Range between \$640,000 & \$680,000

Median sale price

Median price \$740,000 *House ☒ Suburb Boronia

Period - From 01/07/2017 to 31/06/2018 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
120 Albert Avenue, Boronia 3155	\$650,000	23/03/2018
111 Albert Avenue, Boronia 3155	\$680,000	20/03/2018
14 Flinders Crescent, Boronia 3155	\$680,000	21/06/2018

Property data source: REIV. Generated on 18th of July 2018.