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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

2/171 Dorset Road, Boronia

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

Range between \$640,000 &amp; \$690,000

**Median sale price**

(\*Delete house or unit as applicable)

Median price \$530,100

\*Unit

X

Suburb

Boronia

Period - From 01/07/2017 to 30/09/2017

Source REIV 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
1/3 Pine Crescent BORONIA	\$670,000	24/10/2017
2/4 Falconer Road BORONIA	\$665,000	05/09/2017
1/354 Dorset Road BORONIA	\$640,000	18/07/2017

Property data source: REIV propertydata.com.au. Generated on 1<sup>st</sup> of December 2017.