

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 3/4 Camelia Crescent, The Basin VIC 3154

Indicative selling price

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

Single price \$ or range between \$400,000 & \$440,000

Median sale price

(*Delete house or unit as applicable)

Median price \$545,500 *House *Unit x Suburb Boronia
Period - From 01-Jul-18 to 30-Jun-19 Source CoreLogic

Comparable property sales

A* 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. 2/6 Miller Road, Boronia VIC 3155	\$425,000	20-Feb-19
2. 3/41 Bambury Street, Boronia VIC 3155	\$447,000	25-Feb-19
3. 1/4A Daffodil Road, Boronia VIC 3155	\$445,000	11-Mar-19