
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

1/311 Dorset Road, Boronia

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$500,000 & \$550,000

Median sale price

Median price \$555,000 Unit X Suburb Boronia

Period - From 01/04/2016 to 30/06/2017 Source REIV

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
3/5 Narcissus Ave BORONIA 3155	\$520,000	22/03/17
4/89 Albert Ave BORONIA 3155	\$515,000	26/07/17
1/19 Woodmason Rd BORONIA 3155	\$501,000	01/03/17

Property data source: REIV propertydata.com.au. Generated on 30th August 2017.