

## Statement of Information

### Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Address  
Including suburb and  
postcode

27 Helene Court, Boronia Vic 3155

#### Indicative selling price

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

Range between \$700,000 & \$770,000

#### Median sale price

Median price \$697,550

House X

Suburb Boronia

Period - From 01/01/2017 to 31/03/2017

Source REIV

#### Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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
21 Castlewood Dr BORONIA 3155	\$710,000	05/02/2017
4 Moroney St BORONIA 3155	\$736,500	21/12/2016
44 Manuka Dr BORONIA 3155	\$735,000	07/12/2016