

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

60 Beresford Drive, Boronia

Indicative selling price

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

Range between \$750,000 & \$800,000

Median sale price

Median price

\$706,500

*House

X

Suburb

Boronia

Period - From

01/04/2017

to

30/06/2017

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
12 Carnarvon Avenue, The Basin	\$795,000	18/03/2017
6 Flinders Crescent, Boronia	\$785,500	03/06/2017
15 New Street, Boronia	\$770,000	20/07/2017

Property data source: REIV propertydata.com.au. Generated on 9th August 2017.