

# 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 2a Duncan Avenue, Boronia

#### Indicative selling price

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

Single price \$ or range between \$500,000 & \$550,000

#### Median sale price

(\*Delete house or unit as applicable)

Median price \$528,750 \*House \*Unit x Suburb Boronia  
Period - From Jan 2017 to Dec 2017 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
6/51 Herbert Street, Boronia	\$530,000	20 Sep 2017
3/22 Sundew Avenue, Boronia	\$542,700	08 Jul 2017
2/7 Allandale Road, Boronia	\$525,000	11 Oct 2017