

# 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 1/8 Girdwood Rd, 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 \$690,000 & \$750,000

#### Median sale price

(\*Delete house or unit as applicable)

Median price \$645,944 \*House \*Unit x Suburb Boronia  
Period - From 1/01/18 to 31/03/18 Source Property Data – REIV

#### 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. 2/171 Dorset Rd, Boronia	\$690,000	12/12/17
2. 2/10 Bambury St, Boronia	\$750,000	28/10/17
3. 3/170 Albert Ave, Boronia	\$720,000	22/12/17

**OR**

**B\*** ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~